



202002070091

02/07/2020 02:05 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Brigid H. Hassrick and Philip H. Hassrick
17044 143rd Pl. NE
Woodinville, WA 98072

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Donald E. Winget and Constance F. Miller, husband and wife,

19-3427

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Brigid H. Hassrick and Philip H. Hassrick, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Unit 8, Plans of Portalis Island Homes Condominium

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P122163 & 4847-000-008-0000

Dated: February 5, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 477
FEB 07 2020

Amount Paid \$ 11032.00
By Skagit Co. Treasurer
81 Deputy

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Donald E. Winget 2-5-2020
Donald E. Winget
Constance F. Miller
Constance F. Miller

STATE OF WASHINGTON
COUNTY OF SKAGIT

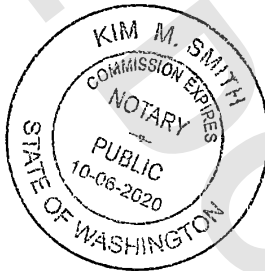
I certify that I know or have satisfactory evidence that Donald E. Winget and Constance F. Miller are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5 day of February, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires:
10-6-2020



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4920 Portalis Way, Anacortes, WA 98221
Tax Parcel Number(s): P122163 & 4847-000-008-0000

Property Description:

Unit 8, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM", recorded December 3, 2004 as Auditor's File No. 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM", recorded December 8, 2004, as Auditor's File No 200412080102, and any amendments thereto, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT B

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: July 8, 2003

Recorded: July 15, 2003

Auditor's No.: 200307150202

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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Grantee: Comcast of Washington IV, Inc., its successors and assigns

Dated: June 23, 2004

Recorded: September 29, 2004

Auditor's No.: 200409290021

Purpose: "...Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."

Area Affected: Subject property

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name.: Short Plat No. ANA 04-005

Recorded: November 3, 2004

Auditor's No.: 200411030031

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plans of Portalis Island Homes Condominium

Recorded: December 8, 2004

Auditor's No.: 200412080101

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: December 8, 2004

Auditor's File No.: 200412080102

Terms and conditions of Transfer of Special Declarant Rights, recorded December 8, 2004, under Skagit County Auditor's File No. 200412080103.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 13, 2008

Recorded: August 15, 2008

Auditor's No.: 200808150146

14. Easement, affecting a portion of subject property for the purpose of non-exclusive easement for pedestrian ingress and egress including terms and provisions thereof granted to Portalis Island Home Condominium Association, a Washington non-profit corporation recorded November 16, 2015 as Auditor's File No. 201511160219

15. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

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