

When recorded return to:
Danielle Fellin Bernardo
4813 Portalis Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2135

Jun 16 2020

Amount Paid \$10141.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620040051

Escrow No.: 620040651

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L Deckrosh, an unmarried person,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Danielle Fellin Bernardo, a single person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit 4813, Bldg. 1, FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR PORTALIS TOWNHOMES CONDO

Tax Parcel Number(s): P123894/4937-000-813-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2020


Robert Deckrosh

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert Deckrosh

is are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15, 2020





Name: Martin E Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123894/4937-000-813-0000

Unit 4813, "PORTALIS TOWNHOMES CONDOMINIUM", according to the Survey Map and Plans recorded under Auditor's File No. 200512160095, and the Declaration thereof, recorded under Auditor's File No. 200512160096, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. ANA-04-005:

Recording No: 200411030031

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 29, 2004
Auditor's No(s): 200409290021, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications System

3. Right of way including the terms, covenants and provisions thereof as granted by instrument;
Recorded: January 10, 1890
Volume and Page: Volume 9 of Deeds, pages 266 and 267
In Favor Of: The Seattle and Northern Railway Company
For: Railway purposes
Affects: A 100 foot strip as located and graded upon, through, over and across the Southwest Quarter of said Section 22

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 15, 2003
Auditor's No.: 200307150202, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A strip of land ten in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee

5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: December 16, 2005
Auditor's No.: 200512160096, records of Skagit County, Washington

And in Amendments thereto
Recorded: July 25, 2007
Auditor's No.: 200707250080, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PORTALIS TOWNHOMES CONDOMINIUMS:

Recording No: 200512160095

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FIRST AMENDMENT TO THE SURVEY MAP AND PLANS FOR PORTALIS TOWNHOMES CONDOMINIUM:

Recording No: 200707250074

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
Exceptions
(continued)

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.