

When recorded return to:

Tracy Cuajao and Larisa Marie Thomas

4933 Portalis Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3389

Aug 28 2020

Amount Paid \$10301.20

Skagit County Treasurer

By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

GNW 20-6560

THE GRANTOR(S) William S. Mancha and Dorothea S. Mancha, a married couple,  
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tracy Cuajao and Larisa Marie Thomas, 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 4933 Portalis West Condominium  
Unit 4933, Portalis West 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): P132842; 6028-000-933-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS

Dated: August 28, 2020

William S. Mancha by Dorothea S. Mancha by POA  
William S. Mancha 8-28-20

Dorothea S. Mancha 8-28-20  
Dorothea S. Mancha

STATE OF WASHINGTON  
COUNTY OF SKAGIT

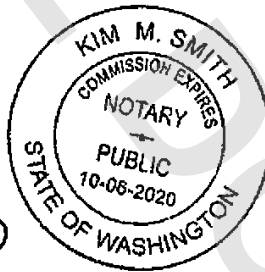
I certify that I know or have satisfactory evidence that William S Mancha and Dorothea S Mancha are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of August, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4933 Portalis Way, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Unit 4933, "Portalis West Condominium", according to the Declaration thereof, recorded on February 21, 2014, as Auditor's File No. 201402210119, and any amendments thereto, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS

## EXHIBIT B

20-6560-KS

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 AND PROVISIONS THEREIN:

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:

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS

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: Portalis Townhouses Condominium

Recorded: December 16, 2005

Auditor's No.: 200512160095

Said instrument was modified by instrument recorded July 25, 2007, under Auditor's File No. 200707250074.

13. 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: Record of Survey

Recorded: January 11, 2007

Auditor's No.: 200701110083

14. 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. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

15. 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 16, 2005

Auditor's File No.: 200512160096

Said instrument was modified by instrument recorded July 25, 2007, under Auditor's File No. 200707250080.

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

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS

Statement" or "Resale Certificate".

16. 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: Portalis West Condominium

Recorded: February 21, 2014

Auditor's No.: 201402210119

Said instrument was modified by instrument recorded September 18, 2015 and September 11, 2018, under Auditor's File Nos. 201509180116 and 201809110055.

17. 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: February 21, 2014

Auditor's File No.: 201402210120

Said instrument was modified by instrument recorded September 18, 2015, September 11, 2018 and March 14, 2019, under Auditor's File Nos. 201509180117, 201809110054 and 201903140044.

18. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Dated: July 2, 2014

Recorded: July 14, 2014

Auditor's No.: 201407140102

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: LN Ship Harbor Inn, Inc. and to Cascade Natural Gas Corporation, and their respective successors

Recorded: March 14, 2013

Auditor's No. 201303140091

Purpose: Utility easement

Said easement amends an easement shown on the face of Short Plat ANA 04-005

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation

Recorded: October 1, 2015

Auditor's No. 201510010062

Purpose: Natural gas pipeline

Area Affected: A 10 foot wide strip of land

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6560-KS