

When recorded return to:

Phyllis L. Hanen
4819 Portalis Way
Highgate, WA 98221

STATUTORY WARRANTY DEED

GNW 20-7141

THE GRANTOR(S) 496404 Alberta Ltd., a limited Canada Corp., 515 Cavanaugh PL NW, Calgary, AB,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Phyllis L. Hanen, a single woman as her separate estate

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: Property 1:
Unit 4819, PORTALIS TOWNHOMES 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): P123900

Dated: October 31, 2020

496404 Alberta LTD

By: Allan Schroeder
Allan Schroeder, President

By: Patricia Schroeder
Patricia Schroeder, Secretary Treasurer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4643

Nov 03 2020

Amount Paid \$10408.00

Skagit County Treasurer
By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

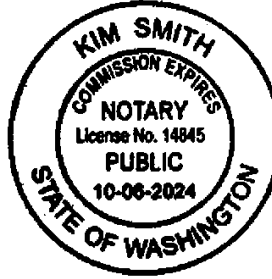
I certify that I know or have satisfactory evidence that Allan Schroeder and Patricia Schroeder are the persons who appeared before me, and said persons acknowledged that they signed this instrument on oath stated that they are authorized to execute the instrument and acknowledged it as the President and ~~SECRETARY~~ Of 496404 Alberta LTD to be their free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 31 day of October, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4819 Portalis Way, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Unit 4819, "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.

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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 File No.: 200307150202

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

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

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

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

Dated: June 23, 2004

Recorded: September 29, 2004

Auditor's File 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..."

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. ANA 04-005 recorded November 3, 2004 as Auditor's File No. 200411030031.

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".

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Portalis Townhomes Condominium recorded December 16, 2005 as Auditor's File No. 200512160095.

First Amendment to Survey map and plans for Portalis Townhomes Condominium recorded July 25, 2007 under Auditor's File No. 200707250074.

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, 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 Purchase of either a "Public Offering Statement" or "Resale Certificate".

14. 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.

AFFIDAVIT OF NO ARTICLES OF INCORPORATION

The undersigned, being first duly sworn, states the following:

I/we are the only Stock Holders/Member(s) of 496404 Alberta Ltd., a limited Canada Corp. (the "Company"), a Province of Alberta/Canadian limited corporation/company. As of this date, the Company has no Articles of Incorporation or Operating Agreement in effect.

The undersigned will indemnify, defend and hold harmless Guardian Northwest Title Insurance Company, Inc. against any loss or expenses, including attorney fees, sustained because any statement herein is directly or indirectly asserted or alleged to be false or inaccurate.

Dated this 31 day of Oct, 2020.

Patricia Schroeder
Patricia Schroeder

Acknowledged before me this 31 day of October, 2020.

Kim M. Smith
WASHINGTON STATE
Notary Public, Skagit County,
Acting in Skagit County

My commission expires: 10-6-2024

