

**When recorded return to:**

John Buchanan  
John Buchanan, Trustee of the John Scott  
Buchanan Living Trust, dated June 27, 2017  
4934 Portalis Way  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046104

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1309

Mar 29 2021

Amount Paid \$11476.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

CHICAGO TITLE  
620046104

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hidden Meadow Property Management LLC, an Oregon limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Buchanan, Trustee of the John Scott Buchanan Living Trust, dated June 27, 2017 and Gail Sterling Buchanan, an unmarried person

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

Unit 8, "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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P134472 / 6057-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 16, 2021

<sup>Property Mgmt</sup>  
Hidden Meadow Property Management LLC

BY: [Signature] MEMBER  
Jeffrey A. Zumwalt  
Member

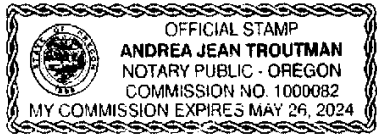
BY: [Signature] member  
Lori L. Zumwalt  
Member

State of Oregon  
County Yamhill of Yamhill

I certify that I know or have satisfactory evidence that Jeffrey A. Zumwalt  
& Lori L. Zumwalt  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Member of Hidden Meadow Property Management, LLC to be the free and  
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 03.17.2021

[Signature]  
Name: Andrea Jean Troutman  
Notary Public in and for the State of Oregon  
Residing at: Oregon  
My appointment expires: 05/24/2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Puget Sound Energy, Inc.  
Purpose: utility systems for the purposes of transmission, distribution and sale of gas and electricity  
Recording Date: July 15, 2003  
Recording No.: 200307150202
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Comcast of Washington IV, Inc.  
Purpose: broadband communications system  
Recording Date: September 29, 2004  
Recording No.: 200409290021
  
3. 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
  
4. 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 Townhouses Condominium:  

Recording No: 200512160095

Modified:

Recording No.: 200707250074
  
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  

Recording Date: January 11, 2007  
Recording No.: 200701110083

**EXHIBIT "A"****Exceptions  
(continued)**

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 16, 2005

Recording No.: 200512160096

Modified:

Recording No.: 200707250080

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 Portalis West Condominium:

Recording No: 201402210119

Modified:

Recording No.: 201509180116

Recording No.: 201809110055

8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 21, 2014

Recording No.: 201402210120

Modified:

Recording No.: 201509180117

Recording No.: 201809110054

Recording No.: 201903140044

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "A"**Exceptions  
(continued)

document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 14, 2014  
Recording No.: 201407140102

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation  
Purpose: Utilities  
Recording Date: March 14, 2013  
Recording No.: 201303140091

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation  
Purpose: Natural gas pipeline  
Recording Date: October 1, 2015  
Recording No.: 201510010062

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
14. Assessments, if any, levied by Anacortes.
15. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 05, 2021  
between Buchanan Living Trust Gail Sterling Buchanan ("Buyer")  
Buyer Buyer  
and HIDDEN MEADOW PROPERTY MANAGEM ("Seller")  
Seller Seller  
concerning 4934 Portalis Way Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Buchanan Living Trust 01/05/2021  
Buyer 3:50:40 PM PST Date  
Authentisign  
Gail Sterling Buchanan 01/05/2021  
Buyer 4:32:19 PM PST Date

Authentisign *MEMBER* 3/17/21  
Jeff Zumwalt 01/05/2021  
1/5/2021 7:40:56 AM PST  
~~Seller~~ Buyer Date  
Authentisign *MEMBER* 3/17/21  
Lori Zumwalt 01/05/2021  
1/5/2021 9:53:00 PM PST  
~~Seller~~ Buyer Date