

When recorded return to:

Darwin L. Helmuth
Darwin L. Helmuth, as Trustee of Darwin L.
Helmuth Revocable Living Trust dated 5-25-2017
812 F Ave
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048199

CHICAGO TITLE
620048199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan G. Foster, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of a IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Darwin L. Helmuth, as Trustee of Darwin L. Helmuth Revocable
Living Trust dated 5-25-2017

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

UNIT 4907, BUILDING 3, "PORTALIS TOWNHOMES CONDOMINIUM", ACCORDING TO THE
SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200512160095, AND
ANY AMENDMENTS THERETO, AND THE DECLARATION THEREOF, RECORDED UNDER
AUDITORS FILE NO. 200512160096, AND ANY AMENDMENTS THERETO, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3479

Jul 29 2021

Amount Paid \$12277.00

Skagit County Treasurer

By Heather Beauvais Deputy

Tax Parcel Number(s): P123904 / 4937-000-907-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-26-2021

Alan Foster by Fred D. Foster (POA)
Alan G. Foster, by Fred D. Foster, his attorney in fact

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____

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 Power of Attorney of Alan G. Foster to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

**See Attached
Acknowledgement**

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }


County of SOLANO }

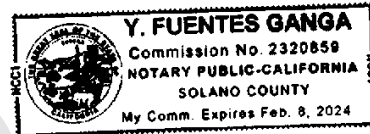
On JULY 26, 2021 before me, Y. FUENTES GANGA, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared FRED FOSTER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY WARRANTY DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 07/26/2021

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

EXHIBIT "A"
Exceptions

1. Right of way including the terms, covenants and provisions thereof as granted by instrument and the terms and conditions thereof:

Recording Date: January 10, 1890
Recording No.: 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
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: July 15, 2003
Recording No.: 200307150202
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Comcast of Washington IV, Inc.
Purpose: Broadband Communications System
Recording Date: September 29, 2004
Recording No.: 200409290021
Affects: as described in said instrument
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 Short Plat No. ANA-04-005:

Recording No: 200411030031
5. 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 Survey Map and Plans:

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

Recording No: 200512160095

Modification(s) of said instrument

Recording Date: July 25, 2007

Recording No.: 200707250074

6. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Declaration for Condominium

Recording Date: December 16, 2005

Recording No.: 200512160096

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007

Recording No.: 200707250080

7. Lien of assessments levied pursuant to the Declaration for Portalis Townhomes Condominium Association to the extent provided for by Washington law.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: State of Washington, Department of Transportation
 Purpose: Temporary easement providing work area for adjacent highway construction-related activities
 Recording Date: November 3, 2016
 Recording No.: 201611030038
 Affects: as described in said instrument
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Anacortes.
11. 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 June 19, 2021
between Darwin L. Helms Revocable Living Trust ("Buyer")
and Alan G Foster ("Seller")
concerning 4907 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.

Authorized by Shawna L. Helms, Trustee 06/26/2021
Buyer 11:18:08 AM PDT Date

Authorized by Fred Foster, POA for Alan G Foster 6/22/2021
Seller 6/22/2021 11:52:20 AM PDT Date

Buyer Date

Seller Date