

When recorded return to:
John F. Dummer and Catherine A. Dummer
4310 SW Flower
Portland, OR 97221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235096
Jan 04 2023
Amount Paid \$13389.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053227

CHICAGO TITLE
620053227

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danielle Fellin Bunzel, who aquired title as Danielle Fellin Bernardo, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John F. Dummer and Catherine A. Dummer, a married couple

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, PORTALIS TOWNHOMES CONDOMINIUM

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: 01-03-2023

Danielle Fellin Bunzel
Danielle Fellin Bunzel

Mark John Bunzel
Mark John Bunzel

State of WA

County of Skaagit

This record was acknowledged before me on 1-3-23 by Danielle Fellin Bunzel and Mark John Bunzel.

Kyle Beam
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-23

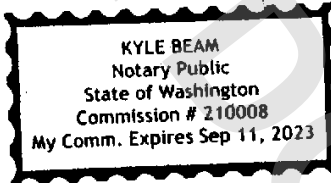


EXHIBIT "A"
Legal Description

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

UNIT 4813, BUILDING 1 "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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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(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: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The Seattle and Northern Railway Company
Purpose: Railway purposes
Recording Date: January 10, 1890
Recording No.: Volume 9, Pages 266 and 267
Affects: A 100 foot strip as located and graded upon, through, over and across the Southwest Quarter of said Section 22

4. 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: Portion of said premises

5. 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

EXHIBIT "B"

Exceptions
(continued)

law.

Entitled: CondominiumDeclaration
Recording Date: December 16, 2005
Recording No.: 200512160096

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007
Recording No.: 200707250080

6. Lien of assessments levied pursuant to the Declaration for Portalis Townhomes Condominium to the extent provided for by Washington law.
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

Recording No: 200512160095

Amendment of Survey Map Recorded under Recording no. 200707250074

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account Number: P123894 / 4937-000-813-0000
Levy Code: 0900
Assessed Value-Land: \$297,600.00
Assessed Value-Improvements: \$323,100.00

General and Special Taxes: Billed: \$5,307.17
Paid: \$5,307.17
Unpaid: \$0.00

10. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

11. Assessments, if any, levied by Anacortes.