

When recorded return to:  
Margaret K. Gross  
2240 Miller Court  
Lakewood, CO 80215



201212070062  
Skagit County Auditor

12/7/2012 Page 1 of 2 10:18AM

Recorded at the request of:

File Number: A104875

**Statutory Warranty Deed**

A104875

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Portalis LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Margaret K. Gross, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 4917, Building 5, 1st Amendment to Portalis Townhomes Condominium

Tax Parcel Number(s): P126520, 4937-000-917-0000

Unit 4917, Building 5 "PORTALIS TOWNHOMES CONDOMINIUM", according to the Survey Map and Plans recorded under Auditor's File No. 200707250074, and the Declaration thereof, recorded under Auditor's File No. 200512160096 and as amended by Auditor's File No. 200707250080, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 11/27/2012

Portalis LLC

*Allan D. Schroeder*

By: 496404 Washington, Inc, Managing Member  
By: Allan D. Schroeder, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3898  
DEC 07 2012

Amount Paid \$ 6,502.00  
Skagit Co. Treasurer  
By *man* Deputy

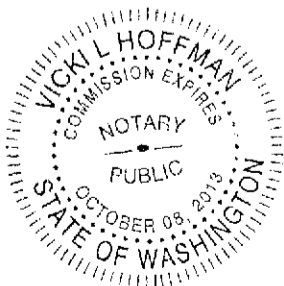
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allan D. Schroeder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of 496404 Washington, Inc., Managing Member of Portalis LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-3-12

*Vicki L Hoffman*

Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013



# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

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

### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

### C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA 04-005  
Recorded: November 3, 2004  
Auditor's No.: 200411030031

### D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Portalis Townhomes Condominium  
Recorded: December 16, 2005  
Auditor's No.: 200512160095

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

E. 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.

F. 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.



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