

When recorded return to:
Patrick O. Gallagher and Lene G. Gallagher
7322-14th Avenue NW
Seattle, WA 98117



Skagit County Auditor \$74.00
12/1/2016 Page 1 of 2 3:16PM

Recorded at the request of:
Guardian Northwest Title
File Number: A112686

Statutory Warranty Deed

A112686
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Beverly J. Hegg, Trustee of the Beverly J. Hegg Family Trust dated June 28, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick O. Gallagher and Lene G. Gallagher, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 15, Portalis Island Homes Condo.

Tax Parcel Number(s): P122170, 4847-000-015-0000

Unit 15, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM", recorded December 8, 2004 as Auditor's File No. 200412080101 pursuant to "DECLARATION FOR PORTALIS HOMES CONDOMINIUM", recorded December 8, 2004, as Auditor's File No. 200412080102, 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 11/28/2016

Beverly J. Hegg Family Trust

Beverly J. Hegg
By: Beverly Hegg, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165434
DEC 01 2016

Amount Paid \$9884.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Beverly J. Hegg is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Beverly J. Hegg Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-29-16

Vicki L. Hoffman

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017

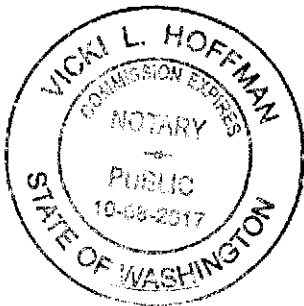


EXHIBIT A

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: Plans of Portalis Island Home Condominium
 Recorded: December 8, 2004
 Auditor's No.: 200412080101

E. 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 8, 2004
 Auditor's File No.: 200412080102

Terms and conditions of Transfer of Special Declarant Rights, recorded December 8, 2004, under Skagit County Auditor's File No. 200412080103.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 13, 2008
 Recorded: August 15, 2008
 Auditor's No.: 200808150146

F. 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.