

When recorded return to:
James O. Fraioli
4901 Portalis Way
Anacortes, WA 98221



201706300112

Skagit County Auditor \$78.00
6/30/2017 Page 1 of 6 11:58AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029096

CHICAGO TITLE
020029096

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet Kay Bailey, Trustee of the Bailey Family Trust dated March 23, 1999 for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James O. Fraioli, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 4901, PORTALIS TOWNHOMES CONDOMINIUM, according to the Declaration thereof recorded December 16, 2005, under Auditor's File No. 200512160096, records of Skagit County, Washington and any amendments thereto; Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123901 / 4937-000-901-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172940

JUN 30 2017

Amount Paid \$ 8371.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2017

Janet Kay Bailey, Trustee of the Bailey Family Trust dated March 23, 1999

BY: Janet Kay Bailey
Janet Kay Bailey
Trustee

STATUTORY WARRANTY DEED

(continued)

State of CALIFORNIA

Los Angeles of CA

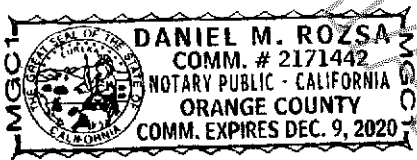
I certify that I know or have satisfactory evidence that JANET KAY BAILEY.

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 Trustee of Bailey Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/28/2017

[Handwritten Signature]

Name: Daniel M Rozsa
Notary Public in and for the State of California
Residing at: Orange
My appointment expires: 12/9/2020



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 Los Angeles

s.s.

On 06/23/17 before me, Daniel M Rozsa
Name of Notary Public, Title

personally appeared JAMES KAY BAILEY
Name of Signer (1)

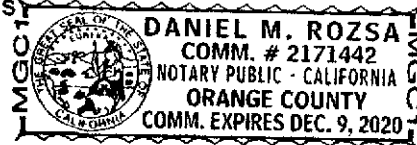
Name of Signer (2)

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.

[Signature]
 Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> Term(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

EXHIBIT "A"
Exceptions

1. 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

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 29, 2004
Auditor's No(s): 200409290021, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications System
3. Right of way including the terms, covenants and provisions thereof as granted by instrument;
Recorded: January 10, 1890
Volume and Page: 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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 15, 2003
Auditor's No.: 200307150202, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A strip of land ten in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 16, 2005
Auditor's No.: 200512160096, records of Skagit County, Washington

And in Amendments thereto

Recorded: July 25, 2007
Auditor's No.: 200707250080, records of Skagit County, Washington

EXHIBIT "A"

**Exceptions
(continued)**

6. 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 TOWNHOMES CONDOMINIUMS:

Recording No: 200512160095

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 FIRST AMENDMENT TO THE SURVEY MAP AND PLANS FOR PORTALIS TOWNHOMES CONDOMINIUM:

Recording No: 200707250074

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: Portion of said plat

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by Portalis Townhomes Condominium Association.