

CHMELIK SITKIN & DAVIS P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360) 671-1796

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Bridget Ibarra  
Affidavit No. 2020-4398  
Date 10/22/2020

**QUITCLAIM DEED**

Grantor(s): 496404 WASHINGTON INC.  
Grantee(s): PORTALIS COMMUNITY COMMON AREAS LLC  
Legal Description: PTN LOT 2, SP ANA-04-005  
BEING PTN SE 1/4 SW 1/4 22-35-1 E W.M.  
Tax Parcel No(s): P31655  
Ref. No. of Related Doc(s):

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THE GRANTOR, **496404 WASHINGTON INC.**, a Washington corporation, for and in valuable consideration received does hereby quit claim to **PORTALIS COMMUNITY COMMON AREAS LLC**, a Washington limited liability company, its entire interest in the real estate commonly known as 4918 Channel Marker Lane, Anacortes, Washington, and which is legally described below, including all after acquired title, situated in the County of Whatcom, State of Washington:

SEE SCHEDULE "A-1" ATTACHED HERETO AND MADE A PART HEREOF.

Dated this 13 day of OCTOBER, 2020.

496404 WASHINGTON INC.

*A. Schroeder*  
By: ALLAN D. SCHRÖDER  
Its: PRESIDENT

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

I CERTIFY that I know or have satisfactory evidence that Alan D. Schroeder is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of 496404 WASHINGTON INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 13 day of October, 2020.



Kim M. Smith  
Print Name: Kim M. Smith  
Notary Public in and for the State of  
Washington, residing at 11014 E  
Vernon

Schedule "A-1"

Order No.: 01-180735-F  
Policy No.: 5003353-0002881e

**DESCRIPTION:**

Lot 2, City of Anacortes Short Plat No. ANA-04-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031; being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 35 North, Range 1 East, W.M.;

**EXCEPTING THEREFROM** that portion of Lot 2 of said Short Plat as follows:

**BEGINNING** in the Southwest corner of said Lot 2;  
thence North 1°40'47" East, 20.00 feet;  
thence South 88°19'13" East, 193.39 feet;  
thence South 53°45'03" East, 35.32 feet;  
thence North 88°19'13" West, 222.47 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.