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201809110054
09/11/2018 01:47 PM Pages: 1 of 5 Fees: $103.00
Skagit County Auditor

TITLE OF DOCUMENT

AF# OF AFFECTED DOCUMENT)
GRANTOR:
GRANTEE:
ABBREV. LEGAL DESCRIPTION:
FULL LEGALS APPEAR:
TAX PARCEL NO. [for last Phase – Lot 3]

SECOND AMENDMENT TO
DECLARATION FOR PORTALIS WEST
CONDOMINIUM AF# 201402210120
PORTALIS LIMITED LIABILITY CO.
THE GENERAL PUBLIC
LOT 3, City Anacortes S.P. ANA 04-005
EXHIBIT A, Page 4
P31580

SECOND AMENDMENT TO
DECLARATION FOR PORTALIS WEST
CONDOMINIUM

PURPOSE: TO EXERCISE DEVELOPMENT
RIGHT TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 11th day of September 2018, by PORTALIS LIMITED LIABILITY CO., a Washington Limited Liability Company ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing PORTALIS WEST CONDOMINIUM in Anacortes, Washington and caused the Declaration to be recorded in the land records of Skagit County, Washington, at Auditor's File No. AF# 201402210120 along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. AF# 2014022101 19; and First Amendment to the Declaration recorded under Auditor's File No. AF# 201509180117.

WHEREAS, pursuant to RCW 64.34.236 and Section 8.1 of the Declaration, the Declarant may unilaterally amend the Governing Documents from time to time to exercise Development Rights; and

WHEREAS, in Section 8 of the Declaration, the Declarant reserved Development Rights to develop the Condominium in several "Phases" by adding improvements to the Condominium and creating additional Units, Common Elements, or Limited Common Elements within real property which may be added to the Condominium; and

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WHEREAS, the Declarant now wishes to exercise Development Rights and has created additional improvements, Units, Common Elements, and Limited Common Elements as more particularly described below, all for the purpose of creating an additional Phase of Development, known as "Phase 3", consisting eight (8) additional Units, in four new Buildings which have been created on certain Additional Land being added to the Condominium as described hereinafter, with additional common amenities, as described in Sections 8 and Exhibit A of the Declaration.

NOW THEREFORE, pursuant to and in compliance with Section 8.1 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

2.1 Reference to Second Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a Second Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 3 of this Condominium, together with other information required by the Condominium Act; this Second Amendment to the Survey Map and Plans is recorded at Auditor's File No. 201809110055 among the land records of Skagit County, Washington.

2.2 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 4934, 4936, 4938 and 4940 Portalis Way and 4934, 4936, 4938 and 4940 Channel Marker Terrace, Anacortes, Skagit County, Washington, and is more particularly described in Exhibit "A" to the Declaration.

2.3 Number of Units Following Amendment. The Condominium contains eight (8) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The First Amendment to Exhibit A to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(1).

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment, are substantially completed.

Exhibits.

Attached hereto is the Second Amendment to Exhibit A to the Declaration.

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EXCEPT as modified by this Amendment, all the terms and provisions of the Governing Documents are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

DECLARANT:
PORTALIS LIMITED LIABILITY CO.

BY: _____
ALLAN D. SCHROEDER, its Manager

STATE OF WASHINGTON

COUNTY OF SKAGIT

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, on oath stated that he was authorized to execute the instrument and that he acknowledged it as the Manager of the Declarant, PORTALIS LIMITED LIABILITY CO. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: September 11, 2018.

_____
NOTARY PUBLIC in and for the State of Washington. Mycommission expires: 2/9/19

EDWINA A. CARR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 9, 2019

SECOND AMENDMENT TO EXHIBIT "A"

TO DECLARATION FOR PORTALIS WEST CONDOMINIUM

Legal Description of Land Within the Condominium:

Lot 3, 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 Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 1 East, W.M., TOGETHER WITH that portion of Lot 2 of said Short Plat added to said Lot 3 in the Portalis Lot 2 & 3 Boundary Line Adjustment, recorded July 14, 2015, under Skagit County Auditor's File No. 201307140087, Records of Skagit County, Washington:

Such parcel being situate in Skagit County, Washington
Subject to Covenants, Conditions, Restrictions and Reservations of record.

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SECOND AMENDMENT TO EXHIBIT "A" - Continued
TO DECLARATION FOR THE PORTALIS WEST CONDOMINIUM

Unit No.	Street	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Levels in Building	Limited Common Elements	Allocated Interests
4923	Portalis Way	2505	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4925	Portalis Way	3325	3	3	1	1, 2 and 3	Driveway, deck, patio	1/17th
4927	Portalis Way	2595	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4929	Portalis Way	2595	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4931	Portalis Way	3325	3	3	1	1, 2 and 3	Driveway, deck, patio	1/17th
4933	Portalis Way	2505	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4934	Portalis Way	2500	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4935	Portalis Way	2505	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4936	Portalis Way	2548	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4937	Portalis Way	3325	3	3	1	1, 2 and 3	Driveway, deck, patio	1/17th
4938	Portalis Way	2970	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4939	Portalis Way	2595	3	3	1	1 and 2	Driveway, deck, patio	1/17th
4940	Portalis Way	2970	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4934	Channel Marker Terrace	2970	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4936	Channel Marker Terrace	2970	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4938	Channel Marker Terrace	2992	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
4940	Channel Marker Terrace	2992	3	3	1	1 and 2	Driveway, 2 decks, porch	1/17th
Totals								**100%**

Based on architect's measurements including garage and storage areas.

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