

AFTER RECORDING MAIL TO:

Roger Curtis
5723 1st Place S.E.
Bellevue, WA 98006



200506030015
Skagit County Auditor

6/3/2005 Page 1 of 2 9:06AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116545-K

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): CHB, Inc
Grantee(s): Roger Curtis and LouAnn Curits
Abbreviated Legal: Lot 23, Survey of Cranberry Hts Phase 1, a ptn of Blk 1116, N. Pacific Add.
Assessor's Tax Parcel Number(s): P108723/3809-115-023-0000

THE GRANTOR CHB, Inc, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roger Curtis and LouAnn Curits, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 23, of the Survey of "CRANBERRY HEIGHTS, PHASE I," recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, being a portion of Lots 1, 2 and 3, Block 1116, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, pages 9 through 11, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 31, 2005

2824
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 03 2005

CHB, Inc

Neal Harvey, CHB Inc
By: Neal Harvey, President

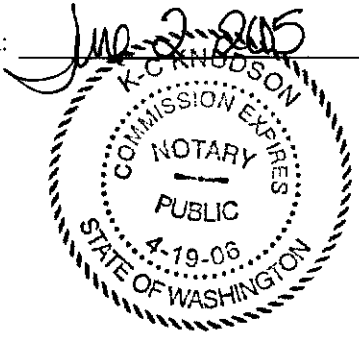
Amount Paid \$ 2348.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Neal Harvey
is _____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is President
of CHB, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 2, 2005



[Signature]
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 4-19-06

EXCEPTIONS:

A. NOTES SHOWN ON SURVEY:

1. Zoning – Residential Low Density (RL);
2. Water – City of Anacortes;
3. Sewer – City of Anacortes;
4. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station;
5. Basis of bearings – North 69°22' East on the centerline of 5th St.;
6. Developer: Ed Hawkings, P. O. Box 292, Burlington, WA 98233.
7. These portions of the lots are hereby dedicated to the city;
8. These portions of the existing streets and alleys will be part of the Lots as shown upon completion of a future action to vacate same;
9. The utilities easements are shown hereon for the purposes of giving the location of easements that have been or will be granted;
10. The purpose of this survey is to show the results of the combining of the original platted lots, the survey thereof, the proposed adjustments to the streets and alleys, and the locations of the proposed utility easements.

B. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRANBERRY HEIGHTS:

Recorded: February 15, 1996
 Auditor's No.: 9602150082
 (Copy attached)

C. EASEMENT AS SHOWN ON SURVEY AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Utilities
 Area Affected: Frontage 10 feet
 Recorded: Volume 18 of Surveys, pages 26 and 27



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