

When recorded return to:

East Village Homes LLC  
810 Leonard St  
MtVernon WA 98274

GNW 21-14147

### STATUTORY WARRANTY DEED

THE GRANTOR(S) CHB, Inc., a Washington Corporation, 3113 H Avenue, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to ~~Key Peninsula Properties, LLC~~ <sup>East Village Homes</sup> LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Lot 22 of Survey 9602150083, aka Cranberry Heights Phase I (Ptn. Blocks 1114 & 1115, NORTHERN PACIFIC  
ADD.)

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 described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P58248

Dated: 3-9-2022

CHB, Inc, a Washington Corporation

By: Neal Harvey, President  
Neal Harvey, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-970

Mar 11 2022

Amount Paid \$2725.00  
Skagit County Treasurer  
By Josie Bear Deputy

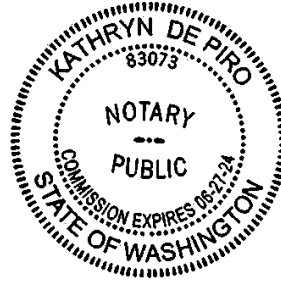
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 9<sup>th</sup> day of February, 2022 by Neal Harvey as President of CHB, Inc.

Kathryn De Piro  
Signature

Notary  
Title

My appointment expires: 6/27/2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14147-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 22 Kansas Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P58248

**Property Description:**

Lot 22, "SURVEY OF CRANBERRY HEIGHTS, PHASE I", recorded in Volume 18 of Surveys, pages 26-27, records of Skagit County, Washington, being a portion of Blocks 1114 and 1115, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, pages 9-11, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

21-14147-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Northern Pacific Addition to Anacortes

Recorded: March 4, 1891

Auditor's No.: Volume 2 of Plats, Page 9

2. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954

Auditor's No.: 509693

Executed By: Park Estates Development Co., a limited partnership,

by Great Western Investment Co. Inc., General Partner,

by Albert Balch, President

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: March 30, 1995

Recorded: April 11, 1995

Auditor's No.: 9504110031

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected: A portion of subject property. See document for full particulars

4. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 5, 1996

Recorded: February 15, 1996

Auditor's No.: 9602150082

Executed By: Edward H. Hawkings, et ux

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Cranberry Heights Phase I

Recorded: February 15, 1996

Auditor's No.: 9602150083

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rock Ridge L.L.C.

And: Edward Hawkings

Dated: April 24, 1997

Recorded: April 25, 1997

Auditor's No.: 9704250157

Regarding: Development Agreement

7. Terms and provisions of City of Anacortes Ordinance No. 2503, dated August 16, 1999, recorded

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January 3, 2002, under Skagit County Auditor's File No. 200201030102.

8. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 3, 2005

Auditor's No.: 200506030013

Executed By: Neal Harvey et al

Affects: Lot 22