

**When recorded return to:**  
Gurvir Khunkhun  
Enrich Developments LLC  
2213 Barryman Loop  
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242243  
Sep 20 2024  
Amount Paid \$5925.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620056450

Escrow No.: 620056450

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Geraldine A. Manning, as trustee of the Geraldine A. Manning Revocable Trust for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Enrich Developments LLC, a Washington limited liability company

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

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

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

LT 3, CITY OF ANACORTES SHORT PLAT REC NO. 200505200118, BEING PTN TRACT 65 & PTN TRACT 64, ANACO BEACH

Tax Parcel Number(s): P123000 / 3858-000-065-0400

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 09/17/2024

Geraldine A. Manning, as trustee of the Geraldine A. Manning Revocable Trust

BY: Geraldine A Manning  
Geraldine A. Manning

State of Washington  
County of Snohomish

This record was acknowledged before me on 09/17/2024 by Geraldine A. Manning as Trustee of Geraldine A. Manning Revocable Trust.

Colleen Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123000 / 3858-000-065-0400**

---

LOT 3, CITY OF ANACORTES SHORT PLAT, APPROVED MAY 16, 2005, AND RECORDED MAY 20, 2005, UNDER AUDITOR'S FILE NO. 200505200118, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 65 AND THE NORTH 1/2 OF TRACT 64, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Anaco Beach:  
  
Recording No: Volume 5, Page 4
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 16, 1987  
Recording No.: 8706160051  
Affects: Portion of said premises
3. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:  
  
Recording Date: July 18, 1988  
Recording No.: 8807180001
4. View Encumbrance and the terms and conditions thereof:  
  
Recording Date: November 22, 2000  
Recording No.: 200011220107
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility systems  
Recording Date: February 14, 2005  
Recording No.: 200502140152  
Recording No.: 200502140153  
Affects: Portion of said premises
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 City of Anacortes Short Plat:

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording No: 200505200118

7. Encroachment Agreement and the terms and conditions thereof:

Recording Date: May 23, 2005  
Recording No.: 200505230116

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 27, 2005  
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005  
Recording No.: 200507130131

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2005  
Recording No.: 200507190001

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 20, 2006  
Recording No.: 200601200010

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 24, 2007  
Recording No.: 200704240095

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 3, 2015  
Recording No.: 201512030061  
Recording No.: 201512030062

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument

**EXHIBIT "B"**Exceptions  
(continued)

set forth below:

Imposed by: Empire One Development and Holding, Inc  
Recording Date: May 25, 2005  
Recording No.: 200505270229

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Marine Crest Association, a Washington corporation  
Recording Date: June 30, 2006  
Recording No.: 200606300207  
Affects: Portion of said premises
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
- Recording No: 201906070103
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Anacortes, a Washington municipal corporation  
Purpose: Utilities for fiber infrastructure  
Recording Date: February 4, 2022  
Recording No.: 202202040100  
Affects: Portion of said premises
13. Assessments, if any, levied by Anacortes.
14. Assessments, if any, levied by Marine Crest Association.
15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.