

AFTER RECORDING MAIL TO:
Madonna Treadway and Bob W. Treadway
2002 Kansas Avenue
Anacortes, WA 98221



200411180080
Skagit County Auditor

11/18/2004 Page 1 of 3 1:30PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82855

Statutory Warranty Deed

Grantor(s): C H B Incorporated
Grantee(s): Madonna Treadway and Bob W. Treadway
Lot 29, "CRANBERRY HEIGHTS PHASE II"
Assessor's Tax Parcel Number(s): 4717-000-029-0000, P113570

FIRST AMERICAN TITLE CO.

A82855E-1

THE GRANTOR C H B Incorporated for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Madonna Treadway and Bob W. Treadway, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Lot 29, "CRANBERRY HEIGHTS PHASE II", as per plat recorded in Volume 17 of Plats, pages 10 and 11, as Auditor's File No. 9807100106, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated November 9, 2004

6215
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

C H B Incorporated

NOV 18 2004

Neal Harvey, CHB Inc
By: Neal Harvey, President

Amount Paid \$10,591.00
Skagit Co. Treasurer
By *for* Deputy

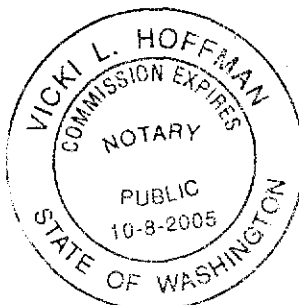
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Neal Harvey the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of C H B Incorporated to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 11-10-04

Vicki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



A. AGREEMENT, AND THE TERMS AND CONDITIONS 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

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cranberry Heights Phase II
Recorded: July 10, 1998
Auditor's No: 9807100106

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to The City of Anacortes; Puget Sound Energy; Cascade Natural Gas; GTE of the Northwest; TCI Cablevision; and their respective successors and assigns under and upon the exterior five (5) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
2. Water - City of Anacortes
3. Sewer - City of Anacortes
4. Front yard minimum set backs for this subdivision have been reduced to five (5) feet
5. "...to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this Plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon."
6. Easement for utility purposes affecting Lots 25, 27-29, 31, 32, 35, 36, 38, 40
7. Easement for drainage purposes affecting Lots 26-29



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

Dated: July 10, 1998
Recorded: July 21, 1998
Auditor's No: 9807210086
Executed by: Edward H. Hawkings and Christine Hawkings, husband and wife

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9807100107.



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