

When recorded return to:

JUAN CARLOS CARRILLO and MONICA J. CARRILLO
4514 BROADWAY ST.
MOUNT VERNON, WA 98273



201003110071
Skagit County Auditor

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CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18775
Title Order No.: 620008552 ✓

THE GRANTOR(S)

FROST FAMILY, LLC, dba PAYFIRST PROPERTIES

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JUAN CARLOS CARRILLO and MONICA J. CARRILLO, Husband and Wife

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

LOT 167, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2007 UNDER AUDITOR'S FILE NO. 200705310138, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4929-000-167-0000

Dated: MARCH 11, 2010

FROST FAMILY, LLC, dba PAYFIRST PROPERTIES

BY: David B. Johnson
DAVID B. JOHNSON, Member

STATE OF Washington) ss.
COUNTY OF Snohomish

617
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 11 2010

Amount Paid \$ 3858.70
By LP Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that DAVID B. JOHNSON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Member of FROST FAMILY, LLC dba PAYFIRST PROPERTIES to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10th day of March, 2010.

Candace A. Rummelhart
CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13

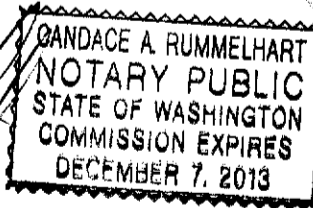


EXHIBIT A

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220170, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
3. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Executed By: Cedar Heights LLC
AMENDED by instrument(s):
Recorded: May 23, 2007
Auditor's No(s): 200705230184, records of Skagit County, Washington
5. Easement delineated on the face of said plat;
For: Utilities and sidewalk
Affects: The exterior portion of all lots adjacent to streets or alleys
6. Landscaping tree and installation details as delineated on the face of said plat.
7. Covered Area details as delineated on the face of said plat.
8. PUD Utility Easement provisions contained on the face of said plat.
9. Private Drainage and Sewer Easement provisions contained on the face of said plat.
10. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
11. Utilities, Sidewalk and Public Train Easement provisions contained on the face of said plat.
12. Recitals as contained on the face of the plat.



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13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2007 and May 31, 2007
Auditor's No(s): 200701190117 and 200705310139, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
14. Terms, conditions, and restrictions of that instrument entitled *Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road*;
Recorded: January 19, 2007
Auditor's No(s): 200701190118, records of Skagit County, Washington
15. Easement delineated on the face of said plat;
For: Pedestrian easement
Affects: The West 5 feet of Lot 169 and the East 5 feet of Lot 170
16. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: May 31, 2007
Auditor's No(s): 200705310139, records of Skagit County, Washington
Executed By: Cedar Heights, LLC
- AMENDED by instrument(s):
Recorded: June 20, 2007; January 11, 2008
Auditor's No(s): 200706200116; 200801110076, records of Skagit County, Washington



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