

201903290123

03/29/2019 03:20 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

201903280066

03/28/2019 03:20 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Charles A. Knox, Jr. and Flor M. Knox  
4522 Karli Street  
Mount Vernon, WA 98274

re-record to add notary seal

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900141MCHICAGO TITLE  
020037350

## Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, dba Payfirst Properties, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles A. Knox, Jr. and Flor M. Knox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s): 194 CEDAR HEIGHTS PUD 1, PHASE 2

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P126249/4929-000-194-0000

Dated March 26, 2019

Frost Family, LLC, dba Payfirst Properties

By: Matthew Johnson, Authorized SignerSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 28 2019

Amount Paid \$ 102122  
By MG Skagit Co. Treasurer DeputySTATE OF Washington }  
COUNTY OF Snohomish } SS:I certify that I know or have satisfactory evidence that Matthew Johnson

is/are the person(s) who appeared before

me, and said person(s) acknowledge that he signed this instrument, on oath stated he

is/are authorized to execute the instrument and acknowledge that as the

Authorized Signer of Frost Family, LLC, dba Payfirst Properties

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

Dated: 3-27-19

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

MAR 29 2019

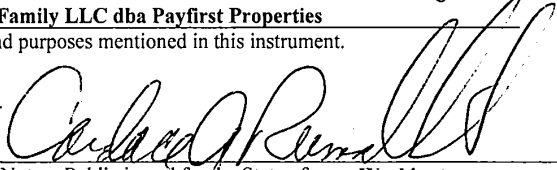
Amount Paid \$ 0  
By MG Skagit Co. Treasurer DeputyCandace A. RummelhartNotary Public in and for the State of WashingtonResiding at Lake StevensMy appointment expires: December 7, 2021

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson  
signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as  
the Authorized Signor 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: 3-27-19



  
Notary Public in and for the State of Washington

Residing at Lake Stevens

My appointment expires: December 7, 2021

**EXHIBIT A**

**Lot 194, 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.**

**SUBJECT TO:**

Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recorded: August 31, 1987

Auditor's No(s): 8708310002, records of Skagit County, Washington

Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

Agreement, including the terms and conditions thereof; entered into;

By: Arnold P. Libby

And Between: AAA Mechanical Cont.

Recorded: December 9, 1998

Auditor's No. 9812090103, records of Skagit County, Washington

Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

Agreement, including the terms and conditions thereof; entered into;

By: Lee M. Utke, Grantor

And Between: Cedar Heights, LLC, Grantee

Recorded: November 22, 2005

Auditor's No. 200511220026, records of Skagit County, Washington

As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house. Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.

Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

Recorded: July 11, 2006

Auditor's No(s): 200607110067, records of Skagit County, Washington

Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: May 22, 2006  
 Auditor's No(s): 200605220165, 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.

Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: May 22, 2006  
 Auditor's No(s): 200605220165, 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.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2:

Recording No: 200705310138

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.

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.

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, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013  
 Auditor's No(s): 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077, records of Skagit County, Washington

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

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

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, April 4, 2013,

Auditor's No(s): 200706200116 and 200801110076, records of Skagit County, Washington