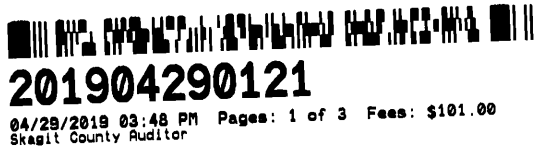


When recorded return to:

Collin James O'Neill, Kelsey Ann Wesson  
4471 Steve's Alley  
Mount Vernon, WA 98274



Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900407M

CHICAGO TITLE  
020037920

### Statutory Warranty Deed

/ DBA PAYFIRST PROPERTIES

THE GRANTOR Frost Family LLC, 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 Collin James O'Neill, an unmarried man and Kelsey Ann Wesson, an unmarried woman

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

Abbreviated Legal:  
LT 185, CEDAR HEIGHTS PUD. 1 PH. 2 County, Washington.

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): P126240

Dated April 26, 2019

Frost Family LLC

By: Matthew Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191553  
APR 29 2019

Amount Paid \$6,146.00  
Skagit Co. Treasurer  
By Deputy

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

Dated: 4/26/19



Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: 12-7-2021

**EXHIBIT A**

Lot 185, 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.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO:**

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

Recording Date: August 31, 1987  
Recording No.: 8708310002  
Affects: Portion of said premises

Agreement, including the terms and conditions thereof;

Between: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee  
Recording Date: November 22, 2005  
Recording No.: 200511220026,  
Regarding: Sewer and storm drain

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

Recording Date: July 11, 2006  
Recording No.: 200607110067

Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 22, 2006  
Recording No.: 200605220169  
In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line  
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 22, 2006  
Recording No.: 200605220170  
Regarding: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line

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

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;

Recording Date: January 19, 2007  
Recording No.: 200701190117  
Executed By: Cedar Heights LLC

AMENDED by instrument(s):

Recording Nos.: 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077

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;

Recording Date: May 31, 2007  
Recording No.: 200705310139  
Executed By: Cedar Heights, LLC

AMENDED by instrument(s):

Recording Nos.: 200706200116 and 200801110076

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights PUD No. 1 Homeowner's Association, and/or Cedar Heights, LLC

Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recording Date: January 19, 2007  
Recording No.: 200701190118

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.