THE BOY THOUSENESS FACTOR AND THOSE PARENTS AND THE 201908210072

When recorded return to:

Katherine E. and Anthony JB Robinson 4480 Karli Street Mount Vernon, WA 98274

08/21/2019 03:08 PM Pages: 1 of 3 Fees: \$105.50 Skapit County Auditor

Filed for Record at Request of Curtis, Casteel & Palmer, PLLC Escrow Number: C1901042M

CHICAGO TITLE 420039437

Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, a Washington Limited Liability Company dba Payfirst Properties for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Katherine E. Robinson and Anthony JB Robinson, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

,,	,
Abbreviated Legal: LT 198, Cedar Heights PUD 1, PH 2, Rec. No. 20070531	0138
For Full Legal See Attached Exhibit "A"	
Subject to: Covenants, conditions and restrict	tions of record, if any, attached hereto by Exhibit "A"
Tax Parcel Number(s): P126253 / 4929-000-198	3-0000
Dated August 19, 2019	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Frost Family, LLC, dba Payfirst Properties Wayya (W) By: Matthew Johnson, Authorized Signer	Amount Paid \$ 1055
STATE OF Washington COUNTY OF Snohomish	
I certify that I know or have satisfactory evidence that Matthew Johnson I certify that I know or have satisfactory evidence that Matthew Johnson I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that Matthew Johnson I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I know or have satisfactory evidence that I certify that I certified the properties I certified the pr	
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:	
	- (Mudelf MKunnella)
A RUMMEL A ALLINGS OF WASHINGTON	Notary Public in and for the State of Washington Residing at

EXHIBIT A

Lot 198, 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

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

Agreement, including the terms and conditions thereof;

Arnold P. Libby and AAA Mechanical Cont. Between:

Recording Date: December 9, 1998

Recording No. 9812090103

Agreement, including the terms and conditions thereof;

Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee Between:

Recording Date: November 22, 2005 Recording No.: 200511220026, Regarding: Sewer and storm drain

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

May 22, 2006 Recording Date: 200605220169 Recording No.:

In favor of:

Puget Sound Energy, Inc.
Electric transmission and/or distribution line Regarding:

Affects: Portion of said premises

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

Recording Date: May 22, 2006 Recording No.: Regarding: 200605220170 Puget Sound Energy, Inc.

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

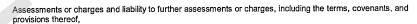
Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of 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 200701190117 Recording No. Executed By: Cedar Heights LLC

AMENDED by instrument(s):

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

201308220077



Imposed By: Cedar Heights PUD No. 1 Homeowner's Association

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

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

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

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowner's Association.