

## When recorded return to:

Ms. Scott E and Rhonda J Worley  
4480 Broadway St  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3851

Sep 05 2019

Amount Paid \$6128.20

Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1901050M

CHICAGO TITLE  
620039450

## 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 Scott E Worley and Rhonda J Worley, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

## Abbreviated Legal:

LT 170, Cedar Heights PUD 1, PH 2, Rec. No. 200705310138

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): P126225 / 4929-000-170-0000

Dated September 4, 2019

Frost Family, LLC, dba Payfirst Properties



By: Matthew Johnson, Authorized Signer

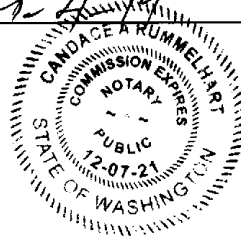
STATE OF Washington }  
COUNTY OF Snohomish } SS:

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, dba Payfirst Properties

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

Dated: 9-4-19Notary Public in and for the State of WashingtonResiding at Lehigh StationMy appointment expires: 12-7-2021

**EXHIBIT A**

Lot 170, 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

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

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof,

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.