

When recorded return to:

Ken and Charlotte Schmidt
450 Tristan Place
Mount Vernon, WA 98274SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3875

Sep 06 2019

Amount Paid \$5701.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901071MCHICAGO TITLE
020039520

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 Charlotte Schmidt and Ken Schmidt, wife and husband the following described real estate,
situated in the County of ~~Snohomish~~, State of Washington.Abbreviated Legal: Skagit
Lt 44, Cedar Heights PUD Phase I

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): P125740 / 4917-000-044-0000

Dated September 3, 2019

Frost Family LLC

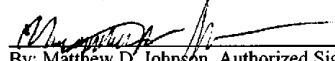
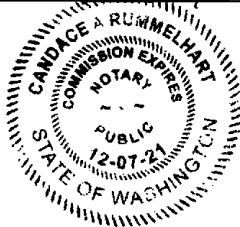

By: Matthew D. Johnson, Authorized SignerSTATE OF Washington }
COUNTY OF Snohomish } SS:I certify that I know or have satisfactory evidence that Matthew D. Johnson
is are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated He
is are authorized 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: 9-4-19Notary Public in and for the State of WashingtonResiding at Lake StevensMy appointment expires: 12-7-2021

EXHIBIT A

LOT 44, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007, UNDER RECORDING NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

Mound Fill System Installation and Conditional Agreement and the terms and conditions thereof:

Recording Date: August 31, 1987
Recording No.: 8708310002
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 W.M.

Agreement and the terms and conditions thereof

Executed by: Arnold P. Libby and AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
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 W.M.

Agreement and the terms and conditions thereof:

Executed by: Lee M. Ulke and Cedar Heights LLC
Recording Date: November 22, 2005
Recording No.: 200511220026

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: electric transmission and or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220165
Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy Inc.
Purpose: electric transmission and or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: electric transmission and distribution line
Recording Date: May 22, 2006
Recording No.: 200605220170
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

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007
Recording No.: 200705230184

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200115

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2007
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 4, 2013
Recording No.: 201304040067

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 11, 2013
Recording No.: 201307110091

Assessments or charges and liability to further assessments or charges including the terms and conditions thereof:

Recorded: January 19, 2007 and May 31, 2007
Recording No.: 200701190117 and Recording No.: 200705310139
Imposed by: Cedar Heights PUD No. 1 Homeowners Association

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 31, 2007
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013
Recording No.: 201308220077

Agreement to participate in the intersection improvements for Division street and Waught road and the terms and conditions thereof.

Recording Date: January 19, 2007

Recording No.: 200701190118

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 PUD No. 1 Homeowners Association.