

When recorded return to:

Gregory M. and Colleen D. Maxwell, Daniel S Maxwell, Kelli M Beverstock  
2710 Strom Place  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4219  
Sep 27 2019  
Amount Paid \$6163.80  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1901168M

CHICAGO TITLE  
020039871

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 Daniel S Maxwell, an unmarried man and Kelli M Beverstock, an unmarried woman and Gregory M. Maxwell and Colleen D. Maxwell, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
LOT 67, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, Skagit 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): P125763/ 49170000670000


Dated September 26, 2019

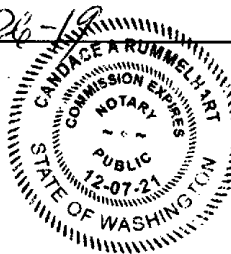
Frost Family, LLC, dba Payfirst Properties

  
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: 9-26-19 



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

**EXHIBIT A**

LOT 67, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 2007 UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Subject To:**

Mound Fill System Installation Conditional Agreement  
Recording Date: August 31, 1987  
Recording No.: 8708310002

Agreement;  
Executed by: Arnold P. Libby  
And Between: 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 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.

Said document is a re-recording of Document recorded under Recording No. 200507220135.

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): 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  
Auditor's No(s): 200705230184, records of Skagit County, Washington

Recorded: June 20, 2007  
Auditor's No(s): 200706200115, records of Skagit County, Washington

Recorded: January 11, 2008  
Auditor's No(s): 200801110076, records of Skagit County, Washington

Recorded: April 4, 2013  
Auditor's No(s): 201304040067, records of Skagit County, Washington

Recorded: July 11, 2013  
Auditor's No(s): 201307110091, records of Skagit County, Washington

Recorded: August 22, 2013  
Auditor's No(s): 201308220077, records of Skagit County, Washington

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 1:

Recording No: 200701190116

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  
Auditor's No(s): 200701190117, records of Skagit County, Washington  
Imposed By: Cedar Heights PUD No. 1 Homeowners Association

Amended by instrument(s):

Recording Date: January 11, 2008  
Recording No: 200801110076

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.