

## When recorded return to:

Joyce B Sutherland  
4472 Karli Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Filed for Record at Request of  
**Curtis, Casteel & Palmer, PLLC**  
Escrow Number: C1901274M

Affidavit No. 2019-4447  
Oct 11 2019  
Amount Paid \$6057.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Statutory Warranty Deed **CHICAGO TITLE**  
620040208

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 Joyce B Sutherland, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

## Abbreviated Legal:

LT 199, 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): P126254 / 4929-000-199-0000

Dated October 10, 2019

Frost Family, LLC, dba Payfirst Properties

By: Matthew Johnson, Authorized Signer

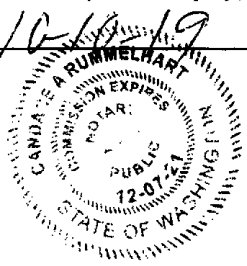
STATE OF Washington )  
COUNTY OF Snohomish ) SS:

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 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: 10-19-19



Notary Public in and for the State of Washington

Residing at 2402 5th Ave S

My appointment expires: 12-7-2021

**EXHIBIT A**

Lot 199, 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:**

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

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