

When recorded return to:

Mary L. Nelson, Marian T. Snaer
318 Dallas Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4789

Oct 31 2019

Amount Paid \$6083.70

Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901299M

CHICAGO TITLE
020040303

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 Mary L. Nelson and Marian T. Snaer, unmarried persons

the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LOT 19, PLAT OF CEDAR HEIGHTS PUD I, 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): P125715 / 4917-000-019-0000

Dated October 30, 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

he is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he

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: 10-30-19

Notary Public in and for the State of Washington

Residing at Lake Stevens

My appointment expires: 12-7-2021



EXHIBIT A

LOT 19, 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, 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

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

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

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.

Assessments, if any, levied by Cedar Heights PUD No. 1 Homeowners Association.