



201006100113  
Skagit County Auditor

6/10/2010 Page 1 of 3 2:35PM

When recorded return to:

NICOLAS NANNENGA and LUELLA NANNENGA  
439 SHANTEL ST  
MOUNT VERNON, WA 98274

### CHICAGO TITLE

### STATUTORY WARRANTY DEED

Escrow No.: 18902  
Title Order No.: 620010311 ✓

THE GRANTOR(S) DBA PAYFIRST PROPERTIES, A WASHINGTON LIMITED LIABILITY COMPANY  
FROST FAMILY, LLC., ~~A Limited Liability Corp.~~

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

NICOLAS NANNENGA and LUELLA NANNENGA, Husband and Wife

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

LOT 121, PLAT OF CEDAR HEIGHTS PUD, <sup>1</sup>PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P125817

SUBJECT TO: See Exhibit A attached hereto and made a part hereof.

Dated: JUNE 7, 2010

FROST FAMILY, LLC., A Limited Liability Corp.

BY: Marie English  
MARIE ENGLISH, Manager

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of FROST FAMILY, LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7th day of June, 2010.

Candace A. Rummelhart  
CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/13

CANDACE A. RUMMELHART  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 7, 2013

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Path

JUN 10 2010

Amount Paid \$ 4348.20  
Skagit County Treasurer  
By: OW Deputy

EXHIBIT A

1 Mound Fill System Installation Conditional Agreement

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

2 Agreement, including the terms and conditions thereof, entered into;  
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.

3 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.

4 Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;  
Recorded: July 11, 2006  
Auditor's No(s): 200607110067, records of Skagit County, Washington  
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

5 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

6 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: 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.

7 Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

8 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007; June 20, 2007; January 11, 2008  
Recording No.: 200705230184; 200706200115; 200801110076



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9. Easement delineated on the face of said plat;  
For: Utilities and sidewalk  
Affects: The exterior 12 feet adjacent to street

10. 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 said plat.

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association  
Recording Date: January 19, 2007  
Recording No: 200701190117

Amended by instrument(s):  
Recording Date: January 11, 2008  
Recording No: 200801110076

12. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road

Recording Date: January 19, 2007  
Recording No: 200701190118

13. Easement delineated on the face of said plat;  
For: Private storm drainage easement  
Affects: The Westerly 10 feet of said premises



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