

When recorded return to:

Mr. and Mrs. Aaron Lee Sterling  
4465 Cody Street  
Mount Vernon, WA 98274



201904260085

04/26/2019 01:56 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900409M

CHICAGO TITLE  
020037928

**Statutory Warranty Deed**

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 Aaron Lee Sterling and Trina Louise Sterling, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
LT 89, Cedar HTS PUD 1, PH 1, Rec. No. 200701190116

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): P125785 / 4917-000-089-0000

Dated April 25, 2019

Frost Family LLC

*Matthew Johnson*  
By: Matthew Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 1526  
APR 26 2019

Amount Paid \$ 6,057.<sup>00</sup>  
Skagit Co. Treasurer  
By *MJM* Deputy

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  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-25-2019 *Candace A Rummelhart*



Candace A. Rummelhart  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: December 7, 2021

**EXHIBIT A**

LOT 89, PLAT OF CEDAR HEIGHTS PUD 1, 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 Conditional Agreement**

Recording Date: August 31, 1987

Recording No.: 8708310002

**Agreement and the terms and conditions thereof:**

Executed by: Arnold P. Libby  
And Between: AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

**Agreement, including the terms and conditions thereof;**

Between: Lee M. Utke, and Cedar Heights, LLC  
Recorded: November 22, 2005  
Recording No.: 200511220026

**Easement, including the terms and conditions thereof, granted by instrument(s);**

Recording Date: May 22, 2006  
Recording No.: 200605220168  
In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line

**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

**Easement, including the terms and conditions thereof, granted by instrument(s);**

Recording Date: May 22, 2006  
Recording No.: 200605220170  
In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line

Covenants, conditions, restrictions and easements 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

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: January 11, 2008

Recording No.: 200801110076

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013

Recording No.: 201308220077

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

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 above:

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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 31, 2019  
between Aaron Lee Sterling Trina Louise Sterling ("Buyer")  
Buyer Buyer  
and Frost Family LLC ("Seller")  
Seller Seller  
concerning 4465 Cody Street Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

<p>Authenticated <u>Aaron L Sterling</u> <small>Buyer 10:46:10 AM PDT</small> _____ Date</p>	<p>Authenticated <u>Matthew D Johnson</u> <small>3/31/2019 12:18:14 PM PDT</small> _____ Seller Date</p>
<p>Authenticated <u>[Signature]</u> <small>Buyer 10:51:04 AM PDT</small> _____ Date</p>	<p>_____ Seller Date</p>

