

201905160055
05/16/2019 01:42 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Melvin Donaldson
~~266 Dallas Street~~ 405 NW 162nd St
~~Mount Vernon, WA 98274~~ Shoreline WA 98177

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900567M

CHICAGO TITLE
020038258

Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, dba Payfirst Properties for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melvin Donaldson, a married man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 17, Cedar Heights PUD 1, PH 1

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): P125713 / 4917-000-017-0000

Dated May 14, 2019

Frost Family, LLC, dba Payfirst Properties

Matthew Johnson
By: Matthew Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191832
MAY 16 2019

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By BI Deputy

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
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: 5-15-19
Candace A. Rummelhart
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2021

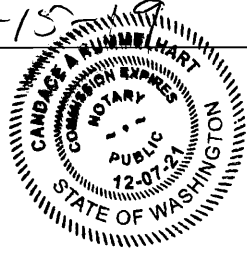


EXHIBIT A

LOT 17, 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.