

When recorded return to:

Ton T. Du and Tham N. Nguyen  
12408 54th Drive NE  
Marysville, WA 98271



201907120093

07/12/2019 02:03 PM Pages: 1 of 3 Fees: \$103.50  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1900819M

CHICAGO TITLE  
620038879

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 Ton T. Du and Tham N. Nguyen, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
LT 181, Cedar Heights, PUD 1, PH 2, Rec. No. 200705310138

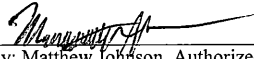
For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P126236 / 4929 000 181 0000

Dated July 9, 2019

Frost Family, LLC, dba Payfirst Properties

  
By: Matthew Johnson, Authorized Signer

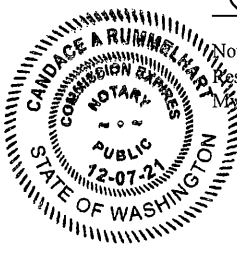
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2894  
JUL 12 2019

Amount Paid \$ 6,110.40  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } 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: 7-10-19 



Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: 12-7-2021

**EXHIBIT A**

Lot 181, 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:**

Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987  
Recording No.: 8708310002  
Affects: Portion of said premises

Agreement, including the terms and conditions thereof;

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

Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee  
Recording Date: November 22, 2005  
Recording No.: 200511220026,  
Regarding: Sewer and storm drain

Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

Recording Date: July 11, 2006  
Recording No.: 200607110067

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

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

City, county or local improvement district assessments, if any.

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