

When recorded return to:

Joanna Kangleon, Eduardo Buagas Kangleon
4505 Karli Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901109M

Affidavit No. 2019-4949
Nov 12 2019
Amount Paid \$6057.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
020039423

Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, a Washington Limited Liability Company dba Payfirst Properties for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Eduardo B. Kangleon, a married person as his separate property and Joanna Kangleon, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 191, Plat of Cedar Heights PUD 1 Phase 2, Rec No 200705310138, Skagit County, Washington.

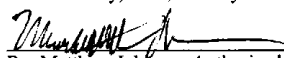
For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P126246/4929-000-191-0000

Dated November 7, 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
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: 11-8-19 



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

EXHIBIT A

Lot 191, 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 No.: 200705230184
Recording No.: 200706200115
Recording No.: 200801110076
Recording No.: 201304040067
Recording No.: 201307110091
Recording No.: 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 No.: 200706200116
Recording No.: 200801110076

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 Homeowner's Association.

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