



201409180022

When recorded return to:  
James M D Stewart  
2324 N. 19th Place  
Mount Vernon WA 98273

Skagit County Auditor \$74.00  
9/18/2014 Page 1 of 3 11:35AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021800

CHICAGO TITLE  
620021800

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andy Yuyee Wong and Cindy Lai Ying Chung, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to James M D Stewart and Emily S. Stewart, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 44, "Plat of Cresmoor Div. No. 2", according to the plat thereof, recorded in Volume 12 of Plats,  
Page 16, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P80784, 4376-000-044-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 16, 2014

Andy Yuyee Wong

Cindy Lai Ying Chung

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143454  
SEP 18 2014

Amount Paid \$ 2888.60  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that Andy Yusee Wong and Cindy Lai Ying Chung  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9-17-14

Kathleen R Kooch  
Name: Kathleen R Kooch  
Notary Public in and for the State of WA  
Residing at: Bellingham WA  
My appointment expires: 11-3-17

KATHLEEN R KOOCH  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
11-03-2017



**EXHIBIT "A"**  
Exceptions

1. 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 CRESMOOR DIV. NO. 2:**

Recording No: 878158

2. Agreement including the terms, covenants and provisions thereof

Executed by: Sandalwood, a limited partnership, et al  
Recording Date: September 22, 1977  
Recording No.: 865308  
Regarding: For installation and maintenance of sewer system

3. 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: March 10, 1978  
Recording No.: 877067

4. Agreement including the terms, covenants and provisions thereof

Executed by: City of Mount Vernon, et al  
Recording Date: March 23, 1979  
Recording No.: 7903230005  
Providing: Standard Participation Contract for sewer connection  
Affects: Said premises and other property

5. Assessments, if any, levied by City of Mount Vernon.

City, county or local improvement district assessments, if any.  
**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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