

When recorded return to:
Joshua R. McLaughlin and Nicole C. McLaughlin
521 Nelson Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3280
Aug 21 2020
Amount Paid \$6245.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043698

Escrow No.: 620043698

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Michael Cox and Erica R. Howard Cox, 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 Joshua R. McLaughlin and Nicole C. McLaughlin, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

LT 6 & PTNS LTS 5 & 7, BLK 3, TOWN OF SEDRO

Tax Parcel Number(s): P75281/4149-003-001-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2020

James Michael Cox
James Michael Cox
Erica R. Howard Cox
Erica R. Howard Cox

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James Michael Cox & Erica R. Howard Cox
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: 8/20/2020

Deborah K Flick
Name: Deborah K Flick
Notary Public in and for the State of WA
Residing at: Washington
My appointment expires: 8/19/22



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75281/4149-003-007-000

Lot 5, except the West 30 feet thereof, All of Lot 6 and Lot 7 except the East 10 feet thereof, Block 3, Plat of the Town of Sedro, Skagit County, W.T. as per Plat recorded in Volume 1 of Plats Page 17, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Certificate for Ordinance No. 1221-95 including the terms, covenants and provisions thereof;
Recording Date: February 23, 1995
Recording No.: 9502230028
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of the Town of Sedro:

Recording No: Volume 1, page 17
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Sedro Woolley.