

**When recorded return to:**  
Dao Yang and Lois Bendock-Yang  
325 Bennett Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2634

Jun 10 2021

Amount Paid \$6405.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620047479

Escrow No.: 620047479

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James M. 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 Dao Yang and Lois Bendock-Yang, 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 7, BLK 12, PLAT OF TOWN OF SEDRO

Tax Parcel Number(s): P75408 / 4149-012-007-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

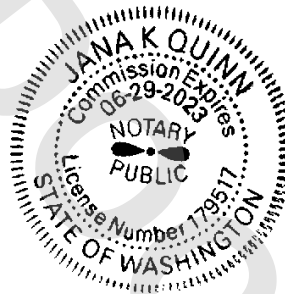
Dated: June 1, 2021

James M. Cox  
James M. 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 M. Cox and Erica R. Howard-Cox are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 02 2021  
Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75408 / 4149-012-007-0002**

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LOT 7, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF,  
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. 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 Town of Sedro:

Recording No:           Volume 1, Page 17

2. Certificate for Ordinance No. 1221-95 and the terms and conditions thereof:

Recording Date:       February 23, 1995  
Recording No.:         9502230028

3. City of Sedro-Woolley Ordinance No. 1501-05 and the terms and conditions thereof:

Recording Date:       April 4, 2005  
Recording No.:         200504040073

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

5. 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."

**EXHIBIT "B"**  
Exceptions  
(continued)

6. Assessments, if any, levied by Sedro Woolley.
7. City, county or local improvement district assessments, if any.