

When recorded return to:
Jeffrey Winkfield and Whitney Winkfield
1045 E. State Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245416420

Affidavit No. 2019-4945

Nov 12 2019

Amount Paid \$3671.80
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

U20039693

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Francis Gaebelein and Lora Lee Gaebelein, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Jeffrey Winkfield and Whitney Winkfield, husband and wife

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.)

LTS 9 AND 10, BLK 38, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON, VOL 3, PG 29

Tax Parcel Number(s): P75757 / 4150-038-010-0008,

Subject to:

1. .1. Reservations contained in Deed:
Recording Date: January 5, 2007
Recording No.: 200701050093
Regarding: Skagit County Right to Farm
2. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley
Ordinance Number
1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the
city sewer system:
Recording Date: February 23, 1995

STATUTORY WARRANTY DEED
(continued)

Recording No.: 9502230028
Recording Date: April 4, 2005
Recording No.: 200504040073

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. Assessments, if any, levied by City of Sedro Woolley.

STATUTORY WARRANTY DEED
(continued)

Dated: November 4, 2019

Thomas Francis Gaebelein
Thomas Francis Gaebelein
Lora Lee Gaebelein
Lora Lee Gaebelein

State of South Carolina

County of Lexington

I certify that I know or have satisfactory evidence that Thomas Francis Gaebelein and Lora Lee Gaebelein 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: Nov 7 2019
Kevin McNeal
Name: Kevin McNeal
Notary Public in and for the State of SC
Residing at: Bladensburg
My appointment expires: 7-15-2024

Embossed Hereon is My
State Of South Carolina Notary Public Seal
My Commission Expires September 15, 2024
KEVIN McNEAL

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of SOUTH CAROLINA }
County of Lexington } ss.

On this the 7 day of Nov., 2019, before me,
Day Month Year

Kevin McNEAL, the undersigned Notary Public,
Name of Notary Public

personally appeared THOMAS GAEBELIN AND LORA GAEBELIN
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Embassad Hereon Is My
State Of South Carolina Notary Public Seal
My Commission Expires September 15, 2024
KEVIN McNEAL

WITNESS my hand and official seal
Kevin McNeal
Signature of Notary Public

Kevin McNEAL
9-15-2024
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P75757 / 4150-038-010-0008**

LOTS 9 AND 10, BLOCK 38, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF
SKAGIT
COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.