

When recorded return to:

Zachary P. Watkins
1045 State Street
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED GNW 20-6397

THE GRANTOR(S) Jeffrey Winkfield and Whitney Winkfield, husband and wife, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Zachary P. Watkins, an unmarried person

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

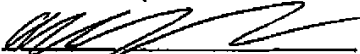
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lots 9 & 10, Block 38, FIRST ADDITION TO THE TOWN OF SEDRO

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P75757

Dated: 8/7/2020



Jeffrey Winkfield



Whitney Winkfield

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3020

Aug 10 2020

Amount Paid \$5709.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey Winkfield and Whitney Winkfield is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7 day of August, 2020

Naomi Bridgford
Signature

Notary
Title

My appointment expires: 1-17-24



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1045 State Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75757

Property Description:

Lots 9 and 10, Block 38, "FIRST ADDITION TO THE TOWN OF SEDRO", according to the plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6397-KH

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EXHIBIT B
20-6397-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
First Addition to the Town of Sedro

Recorded:
January 11, 1890

Auditor's No.:
Volume 3 of Plats, Page 29

2. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded January 5, 2007 as Auditor's File No. 200701050093 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6397-KH

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