

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXLloyd P. Abernathy
949 Fidalgo Street
Sedro Woolley, WA 98284

Affidavit No. 2020-4497

Oct 29 2020

Amount Paid \$5205.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-7570

THE GRANTOR(S) Derek M. Redling and Trinity M. Redling, a married couple, 494 Fidalgo Street, Sedro-
Woolley, WA 98284,for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Lloyd P. Abernathy, an unmarried person

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

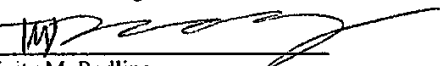
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Ptn. Lots 14-15, Block 74, First Add. to Sedro (aka Lot A Survey AF No. 201805250072)

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): P76120

Dated: 10/28/2020
Derek M. Redling
Trinity M. RedlingStatutory Warranty Deed
LPB 10-05

Order No.: 20-7570-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Derek M Redling and Trinity M Redling 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: 28th day of October, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

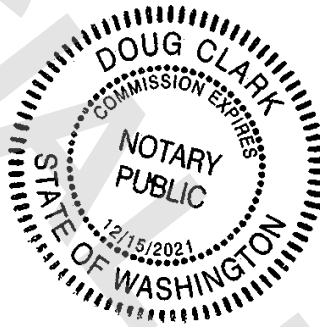


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 949 Fidalgo Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76120

Property Description:

Lot A of Survey recorded May 25, 2018, under Auditor's File No. 201805250072, being a portion of Lots 14 and 15, Block 74, "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

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EXHIBIT B

20-7570-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named First Addition to the Town of Sedro recorded January 11, 1890 as Auditor's File No. Volume 3 of Plats, Page 29.
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Jeff Latham Survey recorded May 25, 2018 as Auditor's File No. 201805250072.
3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 25, 2018 under Auditor's File No. 201805250073.

Statutory Warranty Deed
LPB 10-05

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