

When recorded return to:

Richard G. May and Christie A. May  
1619 8th Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241251

Jul 09 2024

Amount Paid \$7165.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 24-20652-KH

THE GRANTOR(S) **Mai Lee Yang Hensel and John David Hensel, a married couple**, 1943 North Old Orchard Avenue, Springfield, MO 65803,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Richard G. May and Christie A. May, a married couple**

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

Lot 20, and the west 1/2 of Lot 19, Block 30, PLAT OF THE TOWN OF SEDRO, as per plat recorded in Volume 1 of Plats, Page 17, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 20 & Ptn. Lot 19, Block 30, PLAT OF 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 "A" attached hereto

Tax Parcel Number(s): P75632/4149-030-020-0007

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20652-KH

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Dated: 07/05/2024

*Mai Lee Yang Hensel*  
Mai Lee Yang Hensel

*John D. Hensel*  
John Hensel

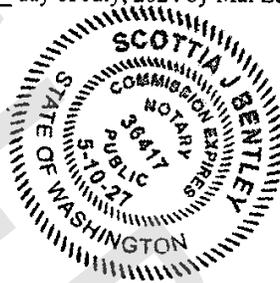
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5<sup>th</sup> day of July, 2024 by Mai Lee Yang Hensel and John Hensel.

*Scottia J Bentley*  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

24-20652-KH

9. 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 Plat of Town of Sedro recorded August 28, 1889 as Auditor's File No. Volume 1 of Plats, Page 17, official records of Skagit County.

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20652-KH

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