

AFTER RECORDING MAIL TO:

Mr. Truman D. Boyce
620 N. Township Street
Sedro Woolley, WA 98284



200306090005
Skagit County Auditor

6/9/2003 Page 1 of 1 8:35AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106887-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): LEE ANN JAGGER, as Personal Representative of the Estate of Joan Ann Jagger, deceased

Grantee(s): Truman D. Boyce

Abbreviated Legal: Lot 9, Block 14, "REPLAT OF THE JUNCTION ADDITION TO SEDRO,"

THE GRANTOR(S) LEE ANN JAGGER, as Personal Representative of the Estate of Joan Ann Jagger, deceased, as trustee for and in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND NO/100 Dollars \$ 355,000.00, in hand paid, bargains, sells, and conveys to TRUMAN D. BOYCE, a single person the following described estate, situated in the County of Skagit, state of Washington:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 9, Block 14, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington;

thence South to the North line of State Street, as it existed on July 10, 1922;

thence East along the North line of State Street 60 feet, more or less, to the Western boundary of that tract conveyed to Amel C. Ladegast under Deed recorded June 25, 1922, under Auditor's File No. 157303;

thence North along said West boundary to the South line of said Lot 9, Block 14;

thence Westerly along the South line of said lot to the point of beginning,

EXCEPT any portion lying within Haines Avenue as conveyed to the City of Sedro-Woolley by Deed filed March 18, 1915, under Auditor's File No. 107015, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number : 350424-0-006-0001/P37349, P37349

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: June 4, 2003

The Estate of Joan Ann Jagger

Lee Ann Jagger
By: Lee Ann Jagger, Personal Representative

2780
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 09 2003

Amount Paid \$ 6319.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of Skagit } SS:

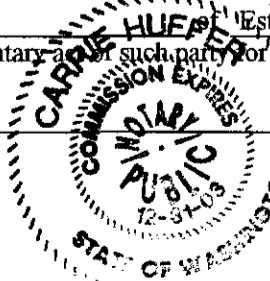
I certify that I know or have satisfactory evidence Lee Ann Jagger

_____ the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated is _____ authorized to execute the instrument and is _____ Personal Representative

_____ Estate of Joan Ann Jagger, deceased

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 6, 2003



[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington