



201508170137

Skagit County Auditor

8/17/2015 Page

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2

\$73.00  
1:35PM

**When recorded return to:**

Margaret A. Peterson  
and Margaret C. Bowers  
1817 Township Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024676

**CHICAGO TITLE**

**620024676**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jason A. Boggs and Tiffany Boggs, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Margaret A. Peterson, a single woman and Margaret C. Bowers, a single woman

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

The North 66.33 feet of Lots 46 through 50, inclusive, Block 2, Central Addition to Sedro, Washington, 1890, as per plat recorded in Volume 1 of plats, page 31, records of Skagit County, Washington.

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

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76401 / 4156-002-050-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024676, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: August 13, 2015

Jason A. Boggs

Tiffany Boggs

State of Washington

County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 3241

AUG 17 2015

Amount Paid \$ 4454.11

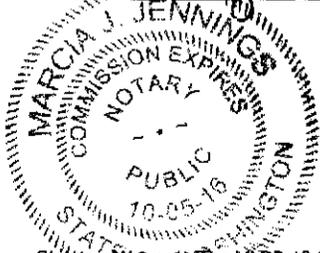
Skagit Co. Treasurer

By HTD

Deputy

I certify that I know or have satisfactory evidence that Jason A. Boggs and Tiffany Boggs 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: August 14, 2015



Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley

My appointment expires: 10/15/2016

**SCHEDULE "B"**  
Special Exceptions

1. Terms, conditions and restrictions of that instrument entitled Quit Claim Deed;

Recording Date: March 31, 2004  
Recording No.: 200403310227

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Property owners to the South
Purpose:	Utilities
Recording Date:	March 31, 2004
Recording No.:	200403310227
Affects:	Portion of said premises

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro-Woolley.