

When recorded return to:

Brandon Holland and Sydney Holland
12147 Hilynn Drive
Burlington, WA 98233



201705170024

Skagit County Auditor

\$75.00

5/17/2017 Page

1 of

3 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030473

CHICAGO TITLE

620030473

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason A. Boggs and Tiffany N. Boggs, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brandon Holland and Sydney Holland, a married couple

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

Lot 12, Block 9, PLAT OF TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1
of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

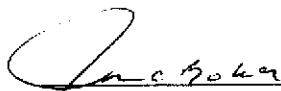
Abbreviated Legal: (Required if full legal not inserted above.)

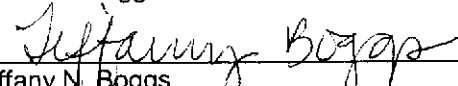
Tax Parcel Number(s): P75361/ 4149-009-012-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 10, 2017


Jason A. Boggs


Tiffany N. Boggs

SKAGIT COUNTY WASHINGTON


REAL ESTATE EXCISE TAX

20172132

MAY 17 2017

Amount Paid \$ 3209.⁰⁰

Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED

(continued)

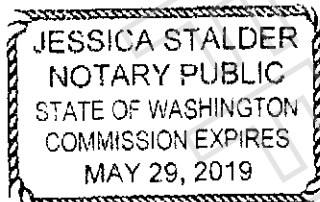
State of
County of
Skagit

I certify that I know or have satisfactory evidence that

Jason Boggs and Tiffany Boggs
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated:

5-16-17



Name:

Notary Public in and for the State of

Residing at:

My appointment expires:

Jessica Stalder
WA
MT Vernon WA
5-29-19

EXHIBIT "A"

Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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