

**When recorded return to:**  
Benjamin T. Boyden and Jodi M. Boyden  
19584 Skyridge Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1350

Apr 16 2020

Amount Paid \$3109.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041557**

Escrow No.: 620041557

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Elsie Laborde, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Benjamin T. Boyden and Jodi M. Boyden, husband and wife

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

Lot 2, SKAGIT COUNTY SHORT CARD NO. PL-19-0465, approved December 23, 2019 and  
Recorded December 27, 2019 under Recording No. 201912270078, records of Skagit County,  
Washington, being a portion of Government Lot 2, Section 17, Township 35 North, Range 7 East,  
W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P135094 / 350717-0-007-0106

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 18, 2020

Elsie Laborde

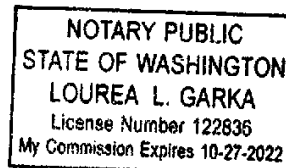
Elsie Laborde

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Elsie Laborde is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of USA  
Residing at: Bellingham  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Easement regarding ingress and egress to and from adjacent parcel including the terms, covenants and provisions thereof  
  
Recording Date: December 23, 1991  
Recording No.: 9112230079
2. Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: September 26, 2019  
Recording No.: 201909260087
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT CARD NO PL-119-0465:  
  
Recording No: 201912270078
4. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: December 27, 2019  
Recording No.: 201912270079
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Skagit Water District.
7. City, county or local improvement district assessments, if any.