

AFTER RECORDING MAIL TO:

Brian Edward Boardman and Maria Incornata Mondo-
Boardman4626 121st PL NE
Marysville, WA 98271SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3429

Aug 31 2020

Amount Paid \$4205.00
Skagit County Treasurer
By Marissa Guerrero DeputyFiled for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GNW 20-5977

STATUTORY WARRANTY DEEDFile No: **4222-3495358 (DH)**Date: **August 26, 2020**Grantor(s): **Roger Raymond Boardman**Grantee(s): **Brian Edward Boardman and Maria Incornata Mondo-Boardman**Abbreviated Legal: **Ptn Lots 1-26, Block 182 Fidalgo City (north of Gibraltar Road)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P73265**

THE GRANTOR(S) Roger Raymond Boardman, a married man as his separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Brian Edward Boardman and Maria Incornata Mondo-Boardman, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows: That portion of the following described premises lying Northerly of the North line of the County Road, as conveyed to Skagit County by deeds recorded June 2, 1949 and October 18, 1949 under Auditor's File Nos. 432111 and 437005: Lots 1 through 26, inclusive, Block 182 of "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington. TOGETHER WITH vacated alley running through said block, and TOGETHER WITH that portion of the South 25 feet of vacated Second street and of vacated West 1/2 of Highland Avenue adjoining said premises which upon vacation attached to said premises by operation of law.

Subject To: 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.

APN: P73265

Statutory Warranty Deed
- continued

File No.: 4222-3495358 (DH)


Roger Raymond Boardman

STATE OF Washington)
COUNTY OF Skagit Island)-ss)

I certify that I know or have satisfactory evidence that **Roger Raymond Boardman** 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: 8/28/2020
Notary Public in and for the State of Washington
Residing at: Oak Harbor, WA
My appointment expires: 2/10/21

NERELL J EDWARDS
Notary Public
State of Washington
My Appointment Expires
Feb 10, 2021