

When recorded return to:

Arsene De Conde and Ashley De Conde
14055 Madrona Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5115

Nov 30 2020

Amount Paid \$7925.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for record at the request of

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045346

CHICAGO TITLE

020045346

STATUTORY WARRANTY DEED**THE GRANTOR(S)** Jason 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 Arsene De Conde and Ashley De Conde, a married couple

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

Lot 2, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-5-98, approved November 9, 1998,
and recorded November 9, 1998, in Volume 13 of Short Plats, pages 184 and 185, under Auditor's
File No. 9811090176, records of Skagit County, Washington; being a portion of Lot 12, Block 2,
ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, Volume 3, page 52, records of Skagit
County, Washington.

TOGETHER WITH an undivided one-fourth interest in Tract A of CITY OF SEDRO-WOOLLEY
SHORT PLAT NO. SW-5-98.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P114021/4169-002-012-0100, P114024/4169-002-012-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 14, 2020

X *Jason Boggs*
Jason BoggsX *Tiffany Boggs*
Tiffany BoggsState of WASHINGTONCounty of SKagit

I certify that I know or have satisfactory evidence that

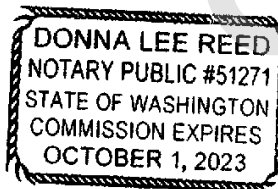
JASON Boggs and Tiffany Boggs
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 11/25/2020*Donna Lee Reed*
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Waukegan, WA
My appointment expires: 10/1/2023

EXHIBIT "A"
Exceptions

1. 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 PLAT NO. SW-05-98:

Recording No: 9811090176

2. Agreement(s) and the terms and conditions thereof:

Executed by: City of Sedro Woolley and Joseph W. Engberg

Recording Date: November 9, 1998

Recording No.: 9811090177

Recording No.: 9811090178

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

Granted to: Present and future owners of all lots in said Short Plat

Purpose: Ingress, egress and utilities

Recording Date: February 5, 1999

Recording No.: 9902050099

Said Easement, among other things, provides for maintenance by common users

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Recording No.: 9902050099

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Sedro Woolley.
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.