

**AFTER RECORDING MAIL TO:**

**Jason and Tiffany Boggs  
P.O. Box 352  
Sedro Woolley, WA 98284**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-183084-OE**

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**Affidavit No. 2021-380**

**Jan 27 2021**

**Amount Paid \$4069.00  
Skagit County Treasurer  
By Heather Beauvais Deputy**

**Statutory Warranty Deed**

**THE GRANTORS JOHNNIE LEDIN and CAROL A. LEDIN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON BOGGS and TIFFANY BOGGS, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

**Abbreviated Legal:  
Lot 5 & 6, Blk 7, Sedro**

**For Full Legal See Attached Exhibit "A"**

**Tax Parcel Number(s):  
4149-007-006-0011, P75328**

**Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-183084-OE.**

**Dated January 26, 2021**

Johnnie Ledin  
Johnnie Ledin

Carol A. Ledin  
Carol A. Ledin

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Johnnie Ledin and Carol A. Ledin** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/27/2021



Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022

## EXHIBIT A

Lots 5 and 6, Block 7, "PLAT OF TOWN OF SEDRO," as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

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