



202109130261

09/13/2021 03:04 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Anita Jimenez
512 Orchard Place, Apt. 1
Burlington, WA 98233

202065-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Boggs Plumbing, LLC, a Washington Limited Liability Company**

for and in consideration of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$485,000.00)**

in hand paid, conveys, and warrants to **Anita Jimenez, a married woman as her separate property**

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

For Full Legal See Attached "Exhibit A"

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

Lots 5 & 6, Blk 7, Town of Sedro

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4210

Sep 13 2021

Amount Paid \$7765.00

Skagit County Treasurer

By Lena Thompson Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 202065-LT.

(attached to Statutory Warranty Deed)

Dated: September 9, 2021

Boggs Plumbing LLC, a Washington Limited Liability Company

By: Jason Boggs
Jason Boggs, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jason Boggs is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Boggs Plumbing LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9 day of Sept, 2021

Ceryl A. Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

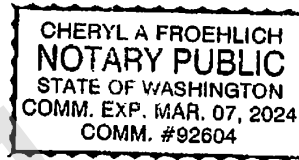


Exhibit A

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.