

**When recorded return to:**  
Tiffany Boggs and Jason Boggs  
PO Box 352  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051551

**CHICAGO TITLE**  
620051551

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Debra L. Sandon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tiffany Boggs and Jason Boggs, a married couple

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

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

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

LT.18, BLK 12 THE TOWN OF SEDRO

Tax Parcel Number(s): P75419 / 4149-012-018-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 20222052

May 18 2022

Amount Paid \$4405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 10, 2022

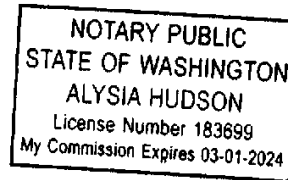
  
\_\_\_\_\_  
Debra L. Sandon

State of Washington  
County of SKAGIT

This record was acknowledged before me on May 16, 2022 by Debra L. Sandon.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires 03 01 2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75419 / 4149-012-018-0009**

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LOT 18, BLOCK 12, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of the Town of Sedro:

Recording No: Volume 1, Page 17

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Bradsberry Logging Company, a Washington corporation  
 Purpose: sewerline  
 Recording Date: May 14, 1940  
 Recording No.: 325281  
 Affects: Portion of said premises

3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

**EXHIBIT "B"**

Exceptions  
(continued)

6. Assessments, if any, levied by Sedro Woolley.
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022  
Tax Account Number: P75419 / 4149-012-018-0009  
Levy Code: 0935  
Assessed Value-Land: \$133,500.00  
Assessed Value-Improvements: \$123,200.00

General and Special Taxes: Billed: \$2,613.70  
Paid: \$1,306.90  
Unpaid: \$1,306.80

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 01, 2022

between Tiffany Boggs Jason Boggs ("Buyer")  
Buyer Buyer

and Debra L Sandon ("Seller")  
Seller

concerning 304 Jameson Street Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Tiffany Boggs 05/01/2022  
Buyer Date

Debra L Sandon 5/1/22  
Seller Date

Authentication  
Jason Boggs 05/01/2022  
Buyer Date

Seller Date