

When recorded return to:

Jason Boggs and Tiffany Boggs
PO Box 352
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224578

Nov 10 2022

Amount Paid \$3205.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-15894

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheila Oudman, as her separate estate, 907 Rosery Road Northwest, Suite 2301, Largo, FL 33770,

for and in consideration of **ten dollars and other 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 Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Lots 15 and 16, Block 2, Rosedale Garden Tracts of Sedro Woolley

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P76904

Dated: 10/31/2022

Sheila Oudman
Sheila Oudman

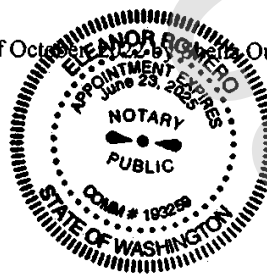
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31st day of October, 2022, by Sheila Oudman.

Glenn M. ...
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 208 Central Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76904

Property Description:

Lot 15 and 16, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" as per plat, recorded in Volume 3 of Plats, page 52, record of Skagit County, except the East 202.64 feet of the South 120 feet of Lot 16, and also except the North 80 feet of the South 200 feet of the East 150 feet of said Lots 15 and 16.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15894-KH

Page 2 of 3

EXHIBIT B

22-15894-KH

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rosedale Garden Tracts

Recorded: September 25, 1906

Auditor's No.: Volume 3 of Plats, Page 52

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15894-KH

Page 3 of 3