

**When recorded return to:**  
John Mckinley Broughton  
627 Sterling Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251339  
May 05 2025  
Amount Paid \$9722.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058667

**CHICAGO TITLE**  
620058667

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jon W Ellis and Crystal K Ellis, 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 John Mckinley Broughton and Natalea Delaine Riffle, husband  
and wife

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 7 & PTN OF LT 8, BLK 28, PLAT OF TOWN OF SEDRO

Tax Parcel Number(s): P75599 / 4149-028-008-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 05/01/25

Jon W. Ellis  
Jon W Ellis

Crystal K Ellis  
Crystal K Ellis

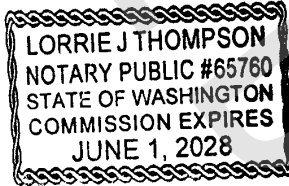
State of Washington

County of SKagit

This record was acknowledged before me on MAY 1, 2025 by Jon W Ellis and Crystal K Ellis.

Lorrie J Thompson

(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75599 / 4149-028-008-0007**

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LOT 7 AND THE WEST 30 FEET OF LOT 8, BLOCK 28, PLAT OF 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 Town of Sedro:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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:	2025
Tax Account No.:	P75599 / 4149-028-008-0007
Levy Code:	0935
Assessed Value-Land:	\$185,900.00
Assessed Value-Improvements:	\$366,700.00

General and Special Taxes:	
Billed:	\$5,103.08
Paid:	\$0.00
Unpaid:	\$5,103.08

4. Assessments, if any, levied by Sedro Woolley.
5. City, county or local improvement district assessments, if any.