06/26/2023 12:04 PM Pages: 1 of 2 Fees: \$204.50

Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Terence Burger 17413 Blodgett Road Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20237027 Jun 26 2023 Amount Paid \$9918.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for Record at Request of: First American Title Insurance Company Space above this line for Recorders use only

GNWT 23-18440-TO

STATUTORY WARRANTY DEED

File No: 4221-4069981 (SR)

Grantor(s): Diane Fox, an unmarried person **
Grantee(s): Terence Burger, an unmarried person

Abbreviated Legal: Lot 15, Ridgewood, Div. No. I and Section 32, Township 34 North,

Range 4 East; Ptn. SW NE

Additional Legal on page:

Assessor's Tax Parcel No(s): P68498/3984-000-015-0007

THE GRANTOR(S) Diane Fox, an unmarried person for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand pald, conveys and warrants to Terence Burger, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Tract 15, PLAT OF RIDGEWOOD, DIVISION NO. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 68 and 69, records of Skagit County, Washington

Subject To: 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.

* who acquired title as Diane M. Fox

APN: P68498/3984-000-015-0007 Statutory Warranty Deed - continued File No.: 4221-4069981 (SR) Diane Fox STATE OF Washington)-ss COUNTY OF Skagit This record was acknowledged before me on June 25, 2023 ___ by **Diane Fox.** JENNIFER BRAZIL Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

Notary Public Lennifer

My commission expires: 7.25-2024