

**WHEN RECORDED RETURN TO:**

TERENCE BURGER  
17413 BLODGETT ROAD  
MOUNT VERNON, WA 98274

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20238110  
Date 09/18/2023

GNWT 23-18440-TO

**DOCUMENT TITLE(S)**  
**STATUTORY WARRANTY DEED**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**  
**RE-RECORD TO CORRECT LEGAL AND ADD MISSING PARCEL NUMBER**  
**202306260053 / EXCISE NO. 20237027**

Clearing Title to include missed parcel on sale of property

**GRANTOR(S):**  
**DIANE FOX, WHO ACQUIRED TITLE AS DIANE M. FOX, AN UNMARRIED PERSON**

**GRANTEE(S):**  
**TERENCE BURGER, AN UNMARRIED PERSON**

**ABBREVIATED LEGAL DESCRIPTION:**  
**LOT 15, RIDGEWOOD, DIV. NO. 1 AND SECTION 32, TOWNSHIP 34 NORTH, RANGE 4**  
**EAST; PTN. SW NE**

**TAX PARCEL NUMBER(S):**  
**P68498/3948-000-015-0007**  
**P29399/340432-0-048-0101**

AFTER RECORDING MAIL TO:

Terence Burger  
17413 Blodgett Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237087  
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 Recordors 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: P29399/340432-0-048-0101  
Assessor's Tax Parcel No(s): **P68498/3984-000-015-0007**  
\*\*Rerecord to correct legal and add missing parcel number

**THE GRANTOR(S) Diane Fox, an unmarried person** \* for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, 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: **SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

~~Tract 15, PLAT OF RIDGEWOOD, DIVISION NO. I, according to the plat thereon, 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



**EXHIBIT "A"**  
**Legal Description**

**Legal Address: 17413 Blodgett Road, Mount Vernon, WA 98274**  
**File Number: 23-18440-TO**

**LEGAL DESCRIPTION:**

**PARCEL A:**

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 .

Situated in Skagit County, Washington

**PARCEL B:**

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 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;

Thence South 89°40'09" East, 30.00 feet along the North line of said Lot 15;

Thence North 23°30'00" West 45.81 feet to the Easterly right-of-way margin of Blodgett Road;

Thence Southwesterly along said Easterly right-of-way margin of Blodgett Road to the point of beginning.

Situated in Skagit County, Washington