

When recorded return to:

Ryan Fitzgerald and Nicole Burghardi  
104 North Hawthorne Street  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235330

Jan 30 2023

Amount Paid \$4085.00  
Skagit County Treasurer  
By Josie Bear Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Peacher and Edna A. Peacher, as their interests appear of record, 6427 105th Street Northeast, Marysville, WA 98270,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ryan Fitzgerald, an unmarried man, and Nicole Burghardi, an unmarried woman

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:  
Lot 2, CUMMING'S ADDITION TO BURLINGTON

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): P72467

Dated: 1-25-23

David A. Peacher  
David A. Peacher

Edna A. Peacher  
Edna A. Peacher

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17502-KH

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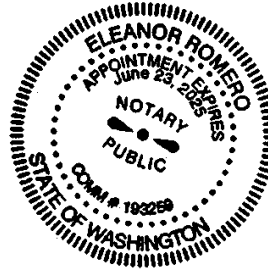
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 25<sup>th</sup> day of January, 2023 by David A. Peacher and Edna A. Peacher.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17502-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 104 North Hawthorne Street, Burlington, WA 98233  
Tax Parcel Number(s): P72467

**Property Description:**

Lot 2, CUMMING'S ADDITION TO BURLINGTON, as per plat recorded in Volume 7 of Plats, Page 45, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17502-KH

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**EXHIBIT B**

23-17502-KH

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

Name: Cumming's Addition to Burlington

Recorded: August 18, 1955

Auditor's No.: 522728

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17502-KH

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