



202406210072

06/21/2024 03:02 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

After Recording, please return to:

Land Title and Escrow Company  
3010 Commercial Avenue  
Anacortes, WA 98221  
211876-LT

H1800 Excise Paid 5.17.16 \$220.00  
Do k  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Fulfillment  
JUN 21 2024

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy  
UT

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| <b>Document Title(s):</b><br><br>Statutory Warranty Deed (Fulfillment)   |
| <b>Reference Number(s) of Documents assigned or released:</b><br>(on page __ of document(s))<br><br>835052   |
| <b>Grantor(s):</b><br><br>James P. Bergner, Lanny M. Bergner, Richard J. Bergner, Donald L. Bergner, Heirs of the Estate of Paul Bergner and the Estate of Catherine Bergner |
| <b>Additional Names on page __ of document.</b>  |
| <b>Grantee(s):</b><br><br>Frances L. Petersen and Walter J. Petersen   |
| <b>Additional Names on page __ of document.</b>  |
| <b>Abbreviated Legal Description:</b><br><br>Lots 1-4, Blk 175, Map of Fidalgo City  |
| <b>Additional legal is on page __ of document.</b>   |
| <b>Tax Parcel Number(s):</b><br><br>4101-175-004-0006/P73243   |

When recorded return to:

Frances L. Petersen  
Walter J. Petersen  
11517 Coronado Drive  
Anacortes WA 98221

**STATUTORY WARRANTY DEED  
(Fulfillment)**

THE GRANTOR(S) James P. Bergner, Lanny M. Bergner, Richard J. Bergner and Donald L. Bergner, Heirs of the Estate of Paul Bergner and the Estate of Catherine Bergner for and in consideration of Twenty-Two Thousand and 00/100 DOLLARS in hand paid, conveys, and warrants to Frances L. Petersen and Walter J. Petersen, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2, 3 and 4, Block 175, "MAP OF FIDALGO CITY, SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 2 of Plats, page 114, records of Skagit County, Washington,

TOGETHER WITH that portion of the vacated East 1/2 of the alley adjoining said premises on the West and

TOGETHER WITH the vacated South 25 feet of 3rd Street adjoining said premises which upon vacation attached thereto by operation of law;

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 1-4, Blk 175, Map of Fidalgo City

Tax Parcel Number(s): 4101-175-004-0006/P73243

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 15, 1976 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on May 17, 1976, receipt number 1800.

Dated: May 30, 2024

Estate of Paul Bergner

James P. Bergner  
By: James P. Bergner, Heir

Estate of Catherine Bergner

James P. Bergner  
By: James P. Bergner, Heir

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 30 day of May, 2024 by James P. Bergner, Heir of the Estate of Paul Bergner and James P. Bergner, Heir of the Estate of Catherine Bergner.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30, 2025



Dated: ~~May~~ 3, 2024  
31 June

Estate of Paul Bergner

*Lanny M. Bergner*  
By: Lanny M. Bergner, Heir

Estate of Catherine Bergner

*Lanny M. Bergner*  
By: Lanny M. Bergner, Heir

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 3 day of June, 2024 by Lanny M. Bergner, Heir of the Estate of Paul Bergner and Lanny M. Bergner, Heir of the Estate of Catherine Bergner.

*Brianna Maldonado*  
Signature

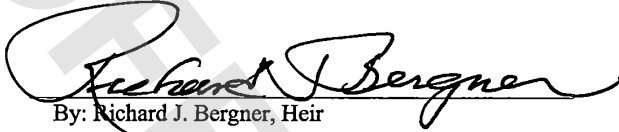
Notary Public  
Title

My commission expires: Aug 30, 2025



Dated: May 3rd, 2024  
in June

Estate of Paul Bergner

  
By: Richard J. Bergner, Heir

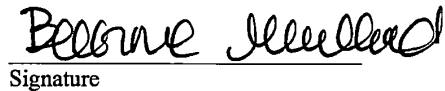
Estate of Catherine Bergner

  
By: Richard J. Bergner, Heir

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 3 day of June, 2024 by Richard J. Bergner, Heir of the Estate of Paul Bergner and Richard J. Bergner, Heir of the Estate of Catherine Bergner.

  
Signature

Notary Public  
Title

My commission expires: Aug 30, 2025



Dated: ~~May~~ <sup>June</sup> 7, 2024  
BM

Estate of Paul Bergner

Donald L. Bergner

By: Donald L. Bergner, Heir

Estate of Catherine Bergner

Donald L. Bergner

By: Donald L. Bergner, Heir

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 7 day of June, 2024 by Donald L. Bergner, Heir of the Estate of Paul Bergner and Donald L. Bergner, Heir of the Estate of Catherine Bergner.

Brianne Maldonado

Signature

Notary Public

Title

My commission expires: Aug 30, 2025

