

When recorded return to:

Katherine LeClerc  
1002 Greenleaf Avenue  
Burlington, WA 98233

214121-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250532

Feb 27 2025

Amount Paid \$7957.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Tricia G. Burtt-Scheer and Jacob Riley Scheer, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Katherine LeClerc, an unmarried person**

the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

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

Ptn. Lots 8 and 9, Blk 66, Amended Plat of Burlington (aka Lot 8 of Survey, AFN:  
200605020130)

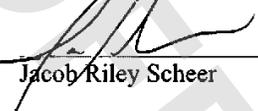
Tax Parcel Number(s): 4076-066-009-0100/P123975

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214121-LT.

Dated: February 24, 2025

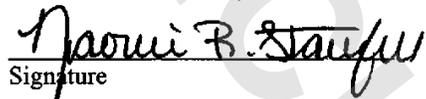
(attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Tricia G. Burt-Scheer

  
\_\_\_\_\_  
Jacob Riley Scheer

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 25<sup>th</sup> day of February, 2025 by Tricia G. Burt-Scheer and Jacob Riley Scheer.

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title

My commission expires: 03-17-25  
<sup>26</sup>  
NRS

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

**Exhibit A**

The East 10 feet of Lot 9 and the West 23 feet of Lot 8, Block 66, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington; also known as Lot 8 of Survey recorded May 2, 2006, under Auditor's File No. 200605020130.

Situate in the City of Burlington, County of Skagit, State of Washington.