

When recorded return to:

Alexander J. Adolfi and Rebekah L. Marshall
6268 Lake Shore Drive S
Seattle, WA 98118

Land Title and Escrow
205455-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Fred R. Sievers and Susan J. Sievers, husband and wife** for and in consideration of FIVE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (**\$530,000.00**) in hand paid, conveys, and warrants to THE GRANTEE(S) **Alexander J. Adolfi and Rebekah L. Marshall, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

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

Ptn Gov Lot 1, Sec 35-Twn 36N-Rg 1E & Tr. A, "Potlatch Beach No. 2"

Tax Parcel Number(s): 360135-0-001-0005/P46822 & 4179-000-026-0007/P77603

For Full Legal See Attached "Exhibit A"

SUBJECT TO AND TOGETHER WITH a reservation of easement for ingress, egress, utilities, and future development further described in Exhibit B that is attached hereto and made a part hereof.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: May 24, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222202

May 27 2022

Amount Paid \$8539.00

Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Fred R Sievers

Fred R. Sievers

Susan J Sievers

Susan J. Sievers

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of May, 2022 by Fred R. Sievers and Susan J. Sievers.

Patricia C Fakkema

Signature

Notary

Title

My appointment expires: Jan 12, 2023



Exhibit A**PARCEL "A":**

That portion of Government Lot 1, Section 35, Township 36 North, Range 1 East, W.M., lying Easterly of the County Road.

EXCEPT that portion lying within the "PLAT OF POTLATCH BEACH, DIVISION NO. 2", as per plat recorded in Volume 10 of Plats, pages 8 & 9, records of Skagit County, Washington.

ALSO, EXCEPT that portion lying Northerly of the following described line:

Beginning at the Southeast corner of Lot 17, "PLAT OF POTLATCH BEACH, DIVISION NO. 2", as per plat recorded in Volume 10 of Plats, pages 8 & 9, records of Skagit County, Washington; thence East to a point on the East line of said Government Lot 1 which is 85 feet South of a point on said East line that is East, parallel with the North line of said Government Lot 1, of the Northeast corner of said Lot 17 and the TERMINUS of this line description.

PARCEL "B":

TRACT 'A' OF "PLAT OF POTLATCH BEACH DIV. NO. 2", as per plat recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

Exhibit B

The GRANTORS reserve the following described easement for access and utilities to serve Skagit County parcels P46830 and P46837, and/or any future development of said parcels:

A 60-foot-wide access and utility easement across the following property:

That portion of Government Lot 1, Section 35, Township 36 North, Range 1 East, W.M., lying Easterly of the County Road. EXCEPT that portion lying with the "PLAT OF POTLATCH BEACH DIVISION No. 2", as per Plat recorded in Volume 10 of Plats, pages 8 & 9, records of Skagit County, Washington.

ALSO, EXCEPT the portion lying Northerly of the following described line:

Beginning at the Southeast corner of Lot 17, "PLAT OF POTLATCH BEACH DIVISION No. 2", as per Plat recorded in Volume 10 of Plats, pages 8 & 9, records of Skagit County, Washington; thence East to a point on the East line of said Government Lot 1 which is 85 feet South of a point on said East line that is East, parallel with the North line of said Government Lot 1, of the Northeast corner of said Lot 17 and the TERMINUS of this line description.

The said 60-foot-wide access and utility easement, more fully described as lying 30 feet on either side of the following described center line:

BEGINNING at a point South 24°15'00" East, 30.13 feet, from the Southeast corner of Lot 24, of said "PLAT OF POTLATCH BEACH DIVISION No. 2"; thence North 68°29'03" East, 289.60 feet to a point on the East line of said Government Lot 1, which is 603.04 feet South 0°00'28" East of the Northeast corner of the above-described property.

Further, the GRANTEES are granted full use of the above-described easement should the subject property (P46822) be further subdivided. The above-described easement area is further depicted within the attached survey

