

When recorded return to:

Todd Regeczi and Nicole Geertsma
17313 Colony Road
Bow, WA 98232

210133-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237989
Sep 08 2023
Amount Paid \$2565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **John E. Ucciferri**, an unmarried person as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Todd Regeczi and Nicole Geertsma**, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Ptn of Gov. Lot 7 , 22-35-10 E W. M.

Tax Parcel Number(s): 351022-0-009-0002/P45423

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. 210133-LT.

Dated: September 8, 2023

(attached to Statutory Warranty Deed)

John E. Ucciferri
John E. Ucciferri

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of Sept., 2023 by John E. Ucciferri.

Naomi B. Stanfill
Signature

Notary
Title

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

My commission expires: ~~November 15th, 2026~~ ^{NRS}
March 17, 2026

Exhibit A**Parcel A:**

The Westerly 257.59 feet, when measured at right angles to the Westerly line of that portion of Government Lot 7, Section 22, Township 35 North, Range 10 East, described as follows:

Beginning at the Southeast corner of said Government Lot 7;
thence Westerly along the South line of said Government Lot 7, to a point which bears South $1^{\circ}18'04''$ West from a point lying 1,970.91 feet North and 961.45 feet West of the Southeast corner of said Section 22; (East line of said Section bears North $1^{\circ}18'04''$ East);
thence North $1^{\circ}18'04''$ East on a line extended through said point to the Skagit River;
thence Easterly along said Skagit River to a point on the East line of Government Lot 7,
thence South $1^{\circ}18'04''$ West along the East line of Government Lot 7, to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

A 60 foot wide roadway easement for ingress and egress lying 30 feet each side of the following described centerline:

Beginning at a point lying 1,675.13 feet North and 1338.08 feet West of the Southeast corner of said Section 22, (East line of said Section bears North $1^{\circ}18'04''$ East), said point lying on the Easterly line of a strip of land 50 feet in width conveyed to Skagit County for roadway as recorded under File No, 662532;
thence North $74^{\circ}24'08''$ East 235.29 feet;
thence North $45^{\circ}57'08''$ East, 115.77 feet;
thence North $82^{\circ}55'15''$ East, 492.37 feet;
thence South $85^{\circ}48'15''$ East, 582.55 feet to a point on the East line of said Government Lot 7.

Situate in the County of Skagit, State of Washington.