



202408260074

08/26/2024 02:51 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1911
AUG 26 2024

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

Amount Paid \$
Skagit Co. Treasurer
By Bm Deputy

STATUTORY WARRANTY DEED

Grantor(s): Todd M. Regeczi and Nicole M. (Geertsma) Regeczi, a married couple
Grantee(s): Todd Michael Regeczi and Nicole Marie Regeczi, Trustees of the Regeczi Trust dated July 1, 2024
Legal Description (abbr): QSE S25 T36 R03 - LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 97-0004
Legal Description (abbr): QSE S22 T35 R10 - W 257.59' OF E 961.45' OF GOVERNMENT LOT 7
Assessor's Tax Parcel ID#: P112797 / 360325-4-004-0400; P45423 / 351022-0-009-0002

THE GRANTOR(S), **Todd M. Regeczi and Nicole M. (Geertsma) Regeczi, a married couple**, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **Todd Michael Regeczi and Nicole Marie Regeczi, Trustees of the Regeczi Trust dated July 1, 2024**, the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 97-0004, APPROVED SEPTEMBER 22, 1997, RECORDED OCTOBER 1, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 49, UNDER AUDITOR'S FILE NO. 9710010095, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 17313 and 17311 Colony Road, Bow, Skagit County, Washington

LEGAL DESCRIPTION:

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, W.M., 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° 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° 18' 04" EAST); THENCE NORTH 1° 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° 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 1,338.08 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22, (EAST LINE OF SAID SECTION BEARS NORTH 1° 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° 24' 08" EAST, 235.29 FEET; THENCE NORTH 45° 57' 08" EAST, 115.77 FEET; THENCE NORTH 82° 55' 15" EAST, 492.37 FEET; THENCE SOUTH 85° 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.

Subject to: This conveyance is subject to the 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.

Commonly known as 57944 Illabot Creek Lane, Rockport, Skagit County, Washington

Dated: this 14 day of August, 2024.

GRANTOR(S):

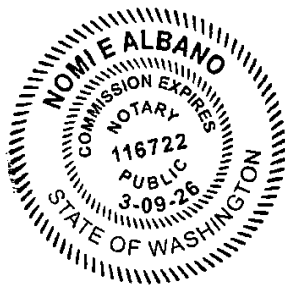
Todd M. Regeczi

Nicole M. (Geertsma) Regeczi

STATE OF WASHINGTON)
) SS
COUNTY OF WHATCOM)

On this day personally appeared before me Todd M. Regeczi and Nicole M. (Geertsma) Regeczi, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of August, 2024.



Nomi E. Albano
Notary Public in and for the State of WA
My appointment expires 3/9/26