



202308110073

08/11/2023 02:44 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When recorded return to:

Teraza Investments LLC  
PO BOX 224  
BURLINGTON, WA 98233

208609-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7637  
AUG 11 2023

Amount Paid \$ 5605.00  
Skagit Co. Treasurer  
By *LT* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Danuta Pyzia an unmarried person, as her separate property as to an undivided 99% interest; and Jozef Domanski, an unmarried person as his separate property as to an undivided 1% interest**

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

in hand paid, conveys and warrants to **Teraza Investments LLC, a Limited Liability Company**

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 SW/SW; Sec 17-Twn 34N-Rg 4E

Tax Parcel Number(s): 340417-3-010-0009/P25995 & 340417-3-015-0800/P113553

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. 208609-LT.

Dated: July 26, 2023

(attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Jozef Domanski

  
\_\_\_\_\_  
Danuta Pyzia

Province of BC  
STATE OF BC  
COUNTY OF Delta  
City Delta

This record was acknowledged before me on 6 day of July, 2023 by Jozef Domanski.

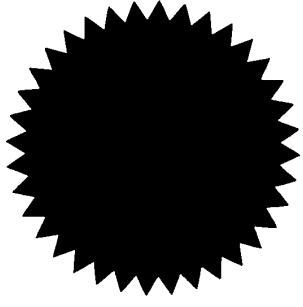
  
\_\_\_\_\_  
Signature

NOTARY PUBLIC  
\_\_\_\_\_  
Title

**Sher Talib**  
NOTARY PUBLIC  
7935 120 Street  
Delta, BC V4C 6P6 Canada  
Ph: 604.501.9120

My commission expires:  
Does not expire

"Witnessed as to execution only.  
No advice sought or given"



(attached to Statutory Warranty Deed)

SEE ATTACHED  
Jozef Domanski

Danuta Pyzia  
Danuta Pyzia

STATE OF THE REPUBLIC OF POLAND  
CITY OF POZNAN  
COUNTY OF CONSULAR AGENCY OF THE UNITED STATES OF AMERICA

This record was acknowledged before me on 26 day of JULY, 2023 by Danuta Pyzia.

M. Piotrowska  
Signature

Monika Piotrowska  
Title U.S. Consular Agent

My commission expires:  
COMMISSION INDEFINITE



**Exhibit A****PARCEL "A":**

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying Westerly of the Great Northern Railway Company right of way, EXCEPT road along the West line (hereof known both as Old State Highway 99 and as Riverside Drive, ALSO EXCEPT the North 260 feet thereof.

Situate within the City of Mount Vernon, County of Skagit, State of Washington.

**PARCEL "B":**

The Northwesterly 16.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 100.0 foot wide Everett to Blaine, Washington Main Line right of way, being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 34.0 feet and 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded on the West by the East line of Old Pacific Highway, being parallel with and 50.0 feet East of the West line of said Section 17, and bounded on the Northeast by a line drawn at right angles to said Main Track centerline at a point distant 500.0 feet Northeasterly of the West line of said Section 17, as measured along said Main Track centerline.

Situate within the City of Mount Vernon, County of Skagit, State of Washington.