

When recorded return to:

Gerald Zaharris and Roberta Zaharris  
3317 H Avenue  
Anacortes, WA 98221

208527-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235954  
Mar 29 2023  
Amount Paid \$9206.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) **David P. Oicles and Carla J. Schipper, a married couple**

for and in consideration of FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars  
**(\$570,000.00)**

in hand paid, conveys, and warrants to **Gerald Zaharris and Roberta Zaharris, a married couple**

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

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

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

Lot 1, BLA, AF# 201506190096 (being Lot 1 and Ptn of Lots 2 & 3, SP ANA-08-005 #  
200901130057, in NE, 25-35-1)

Tax Parcel Number(s): 350125-0-063-0003/P32039

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
208527-LT.

(attached to Statutory Warranty Deed)

Dated: March 28, 2023

  
\_\_\_\_\_  
David P. Oicles

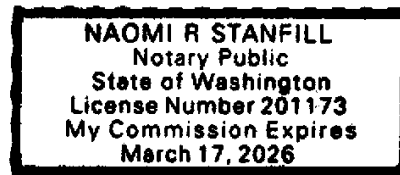
  
\_\_\_\_\_  
Carla J. Schipper

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 28<sup>th</sup> day of March, 2023 by David P. Oicles and  
Carla J. Schipper.

  
\_\_\_\_\_  
Signature

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



My commission expires: March 17, 2026

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

Lot 1 of the OICLES/RUSTAD BOUNDARY LINE ADJUSTMENT COA BLA-2015-0001, approved June 19, 2015 and recorded June 19, 2015 under Auditor's File No. 201506190096, records of Skagit County, Washington; being more fully described as follows:

All of Lot 1 and those portions of Lots 2 and 3, City of Anacortes Short Plat No. ANA-08-005, as approved December 18, 2008 and recorded January 13, 2009, under Auditor's File No. 200901130057, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING in the Southwest corner of Lot 1 of said Short Plat;  
thence North 89°39'45" East, 133.21 feet along the South boundary of said Short Plat;  
thence North 00°21'19" West, 106.00 feet to the North boundary of said Short Plat;  
thence South 89°39'45" West, 92.16 feet along the North Boundary of said Short Plat to the Northwest corner thereof;  
thence South 23°08'49" West, 102.94 feet, along the West boundary of said Short Plat;  
thence South 00°21'19" East, 11.59 feet, along the West boundary of said Short Plat the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

An easement for ingress and egress as delineated on the face of the City of Anacortes Short Plat No. ANA-04-004, recorded on August 27, 2004, under Auditor's File No. 200408270142, being a portion of the Southwest 1/4 of the Northeast 1/4, Section 25, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.