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03/09/2026 02:56 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

John Doyle and Julie Doyle  
330 South Section Street  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260676

Mar 09 2026

Amount Paid \$1469.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Land Title and Escrow (B)  
Reference: 60032725-351

### THE GRANTOR(S)

Marian Elizabeth Nicastro, who acquired title as Marian Nicastro, a single person, and Marian Elizabeth Nicastro, Administrator of Estate of David Wayne Nicastro

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
John Doyle and Julie Doyle, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

SUBJECT TO: This conveyance is subject to 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.

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

Lot 35 and 1/36 int in Lot 33, Heart O' The Skagit River Tracts

Tax Parcel Number(s): 3923-000-035-0007/P65655

Dated: 3-9-2026

Marian Elizabeth Nicastro  
Marian Elizabeth Nicastro

Estate of David Wayne Nicastro

By: Marian Elizabeth Nicastro  
Marian Elizabeth Nicastro, Administrator

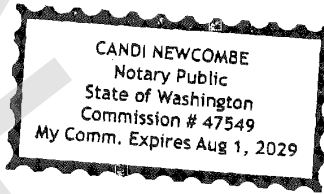
STATE OF WASHINGTON  
COUNTY OF Skiagit

This record was acknowledged before me on this 9 day of March, 2026 by Marian Elizabeth Nicastro and Marian Elizabeth Nicastro, Administrator of Estate of David Wayne Nicastro.

Candi Newcombe  
Signature

Notary Public  
Title

My commission expires: 8/1/29



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 33355 River Tracts Lane, Sedro-Woolley, WA 98284

Tax Parcel Number(s): 3923-000-035-0007/P65655

Property Description:

Lot 35, "HEART O' THE SKAGIT - RIVER TRACTS," as per plat recorded in Volume 9 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

ALSO, an undivided 1/36 interest in Lot 33, "HEART O' THE SKAGIT - RIVER TRACTS," as per plat recorded in Volume 9 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.