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04/10/2026 02:28 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Jonathan R. Evans and Deborah R. Curran-Evans, Trustees  
The Jonathan R. and Deborah R. C. Evans Family Trust  
14487 NE 147th Pl, 110  
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261061  
Apr 10 2026  
Amount Paid \$40862.50  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

## STATUTORY WARRANTY DEED

Land Title and Escrow (B)  
Reference: 60030364-352

THE GRANTOR(S)  
Norma K. Priebe, an unmarried person

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

in hand paid, conveys and warrants to  
Jonathan R. Evans and Deborah R. Curran-Evans, Trustees of The Jonathan R. and Deborah R. C. Evans Family  
Trust dated January 11, 2023

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.)

Lots 9 & 10, Blk 201, Northern Pacific Addn to Anacortes, TGW ptn of Vacated Street, R.R. R.O.W. &  
Tidelands

Tax Parcel Number(s): 3809-201-010-0009/P58263 & 350123-0-002-1106/P31697 & 350123-0-002-2300/P100898

Dated: April 7/26

Norma K. Priebe  
Norma K. Priebe

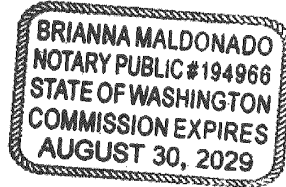
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 7<sup>th</sup> day of April, 2026, by Norma K. Priebe.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2029



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2720 Oakes Avenue, Anacortes, WA 98221

Tax Parcel Number(s): 3809-201-010-0009/P58263 & 350123-0-002-1106/P31697 & 350123-0-002-2300/P100898

Property Description:

PARCEL A:

Lots 9 and 10, Block 201, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

TOGETHER WITH the East half of vacated California Avenue which attaches thereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation-of law.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat;  
Thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201 being the true point of beginning;  
Thence South 71°57'51" West, a distance of 40.08 feet to the centerline of the Northerly end of California Avenue;  
Thence North 21°36'44" West, a distance of 142.53 feet;  
Thence North 71°17'58" East, a distance of 100.12 feet;  
Thence South 21°36'44" East, a distance of 143.94 feet to a point on the Northerly line of said Block 201;  
Thence South 72°12'09" West along the Northerly line of said Block 201, a distance of 60.12 feet to the Northwest corner of said Block 201 being the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly line of that certain tract of land conveyed to Elane M. Phipps by that certain Quit Claim Deed recorded June 27, 1988 under Auditor's File No. 8806270126, records of Skagit County, Washington;

Tract "RR"

Tract 1 and 2, Plate 7, in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that portion of Tract 1, Plate 7, in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;  
Thence West 305 feet;  
Thence South 70°44'00" West 855 feet;

Thence South 23°00'00" East 112 feet;  
Thence North 69°10'00" East 136 feet;  
Thence North 70°53'00" East 533.5 feet;  
Thence North 73°12'00" East 444 feet;  
Thence North 17°45'00" East 32 feet to beginning;

EXCEPTING AND EXCLUDING from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that portion thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;  
Thence South 17°45'00" West, 32 feet;  
Thence South 73°12'00" West 444 feet;  
Thence South 70°53'00" West, 533.5 feet;  
Thence South 69°10'00" West 136 feet;  
Thence North 22°00'00" West 40 feet;  
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;  
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45'00" East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;  
Thence South 17°45'00" West, 66 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.