



202309220023

09/22/2023 11:33 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Until a change is requested,

MAIL TAX STATEMENTS TO:

Nicholas Sciarro and Mary Woicca, Trustees
105 S 1st Street
St. Helens, OR 97051

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8153
SEP 22 2023

After recording, RETURN TO:

Haley Borton, Attorney
Borton Law LLC
239 S 1st Street
St. Helens, OR 97051

Amount Paid \$ 8
Skagit Co. Treasurer
By [Signature] Deputy

BARGAIN AND SALE DEED

NICHOLAS J. SCIARRO and MARY A. WOICCAK Grantor, convey and warrant to **NICHOLAS J. P. SCIARRO and MARY A. WOICCAK, Trustees of the SCIARRO WOICCAK LIVING TRUST UDT 09/01/2023** and any amendments thereto, Grantee, our interest in the following described real property in Skagit County, State of Washington:

Account No: P60333

Legal Description: SEE EXHIBIT A

Subject to and excepting: All taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

The true and actual consideration paid for this conveyance, is **\$0, however, it is being done for estate planning purposes. The SCIARRO WOICCAK LIVING TRUST UDT 09/01/2023 is for the benefit of NICHOLAS J. P. SCIARRO and MARY A. WOICCAK.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

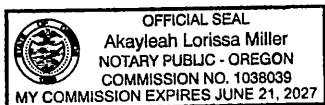
IN WITNESS WHEREOF, the Grantors has duly executed this instrument this September 1, 2023.

[Signature]
NICHOLAS J. SCIARRO, Grantor

[Signature]
MARY A. WOICCAK, Grantor

STATE OF OREGON)
) ss.
County of Columbia)

On this September 1, 2023, personally appeared before me the above-named NICHOLAS J. SCIARRO and MARY A. WOICCAK, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
AKAYLEAH LORISSA MILLER
Notary Public for Oregon

EXHIBIT A

Unit 97, "SKYLINE NO. 18, A CONDOMINIUM," also known as Skyline Marine Condominium, Second Addition (Division No. 18), as per Declaration thereof recorded October 26, 1970, under Auditor's File No. 745027, Amended by Declaration recorded October 2, 2012, under Auditor's File NO. 201210020095, and as delineated on Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Situated in the City of Anacortes, County of Skagit, State of Washington.