

When Recorded Mail to:

Jensen Law Office, PLLC
1833 N 105th St Ste 301
Seattle WA 98133

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252351
Date 07/24/2025

LIMITED WARRANTY DEED

Recorded at the request of: Jensen Law Office, PLLC / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, John M. Speredelozzi and Christian M. Speredelozzi, husband and wife, as a mere change in identity only, do hereby *convey and warrant* to

GRANTEES, John M. Speredelozzi and Christian M. Speredelozzi, Trustees, or their successors in interest, of the John and Christian Speredelozzi Living Trust dated June 18, 2025, and any amendments thereto, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property situated in the County of Skagit, State of Washington.

LOT 14, "PLAT OF WESTWOOD PUD", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 152 AND 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Site Address: 4308 Westwood Ct, Anacortes, WA 98221

Assessor's Tax Parcel No(s): P110965 **Including and subject to all matters of record.**

The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 23 day of July, 2025.


John M. Speredelozzi


Christian M. Speredelozzi

STATE OF MARYLAND)
) SS. FEDERAL, 10 USC 1044a
COUNTY OF ST. MARYS)

On this day personally appeared before me, John M. Sperdelozzi and Christian M. Sperdelozzi, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of July, 2025.

Notary Public for the State of Maryland FEDERAL, 10 USC 1044a
Name: TIMOTHY OSOSKIE, LT, JAGC, USA
Residing at NAVAL AIR STATION PATUXENT RIVER
My commission expires INDEFINITE, 10 USC 1044a

PLACE NOTARY SEAL HERE

LT Timothy P. Ososkie, JAGC, U.S. Navy
Federal Notary, Under Authority of 10 U.S.C. § 1044a
Office of the Judge Advocate General of the Navy
Commission Expires: Indefinite