



202601290008

01/29/2026 09:48 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

After Recording Return To:

James B. and Marika Moffitt  
4019 I Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026-0038  
JAN 29 2026

Amount Paid \$ 9740.00  
Skagit Co. Treasurer  
By Deputy

**SPECIAL WARRANTY DEED**

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GRANTOR: MICHAEL G. MOFFITT, Successor Trustee of THE MOFFITT FAMILY TRUST, utd 4/26/1988

GRANTEES: JAMES B. MOFFITT and MARIKA MOFFITT, a married couple

Legal Description; Abbreviated Form: Lot 1, "PLAT OF ROSEWIND SUBDIVISION," records of Skagit County, Washington

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Assessor's Tax Parcel No.: P115925; 4737-000-001-0000

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THE GRANTOR, MICHAEL G. MOFFITT, in his capacity as the Successor Trustee of THE MOFFITT FAMILY TRUST, dated April 26, 1988, in consideration of Ten and No/100s Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to the GRANTEES, JAMES B. MOFFITT and MARIKA MOFFITT, a married couple, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 1, "PLAT OF ROSEWIND SUBDIVISION," records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenant arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: January 22, 2026.

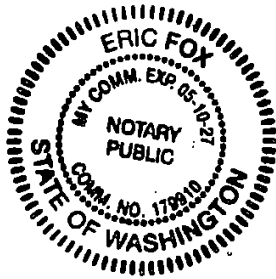
**THE MOFFITT FAMILY TRUST,**  
dated 26 April 1988

By Michael G. Moffitt  
**MICHAEL G. MOFFITT**  
Successor Trustee

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MICHAEL G. MOFFITT** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Successor Trustee of **THE MOFFITT FAMILY TRUST, dated 26 April 1988**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22nd day of January, 2026.



Eric Fox  
Printed Name ERIC FOX  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5-10-2027