

Return Address:

Peaceful Warrior Law, APC
4538 Cass Street
San Diego, CA 92109

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260657
Date 03/06/2026

QUITCLAIM DEED

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Grantors (Seller): BRENDAN T. GRAY and PAMELA J. STITH, husband and wife
Grantees (Purchaser): LITTLE WARRIOR FOX TRUST dated August 27, 2025
Legal Description (abbreviated): Lot 3 SURVEY CRANBERRY HEIGHTS PH 1,
Skagit County, WA. Additional legal on pages 1.
Assessor's Tax Parcel ID#: P108709 / 3809-115-003-0000

THE GRANTORS, BRENDAN T. GRAY and PAMELA J. STITH, husband and wife, for and in consideration of a mere change in identity, convey and quitclaim to the LITTLE WARRIOR FOX TRUST dated August 27, 2025, the following described property, situated in the County of Skagit, State of Washington, including any interest therein which grantor may hereafter acquire:

LOT 3, of the SURVEY OF CRANBERRY HEIGHTS PHASE 1, recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, being a portion of Blocks 1114 through 1117, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, pages 9, 10 and 11, records of Skagit County, Washington.

TOGETHER WITH all water rights appurtenant to the property described herein.

SUBJECT TO all encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

DATED 02-24-26

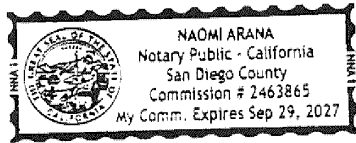
[Signature]
BRENDAN T. GRAY
[Signature]
PAMELA J. STITH

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STATE OF California)
COUNTY OF San Diego) ss.

I certify that I know or have satisfactory evidence that BRENDAN T. GRAY is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 02/24/2026



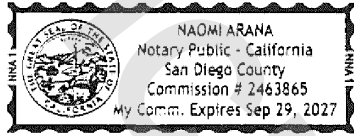
[Signature]
Typed/Printed Name Naomi Arana
NOTARY PUBLIC
In and for the State of California
My appointment expires September 29, 2027

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STATE OF California)
) ss.
COUNTY OF San Diego)

I certify that I know or have satisfactory evidence that PAMELA J. STITH is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 02/24/2026



[Signature]
Typed/Printed Name Naomi Arana
NOTARY PUBLIC
In and for the State of California
My appointment expires September 29, 2027