

When recorded return to:  
Derek Daniel Farias and Megan Michelle Lofgren  
3204 D Ave  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260807  
Mar 23 2026  
Amount Paid \$10986.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

**CHICAGO TITLE**  
**620061390**

Title No.: 620061390  
Escrow No.: 245477304  
Chicago Title  
245477304

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brandon Spitali and Marie Spitali, also shown of record as Marie Hilliard, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Derek Daniel Farias and Megan Michelle Lofgren, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT 8 & LT 9 & 10, BLK 14, KELLOGG AND FORD'S ADDN TO ANACORTES

Tax Parcel Number(s): P57766, 3800-014-010-0005

Subject to:

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED  
(continued)

Dated: 03/13/2026

Brandon Spitali  
Brandon Spitali

Marie Spitali  
Marie Spitali

State of WASHINGTON  
County of King

This record was acknowledged before me on 03/13/2026 by Brandon Spitali and Marie Spitali.

LB Yuen  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 11/09/2027

L B YUEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210977  
COMMISSION EXPIRES 11/09/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Descriptions

THE EAST HALF OF LOT 8 AND ALL OF LOTS 9 AND 10, INCLUSIVE, BLOCK 14, KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Kellogg & Ford's Addition to Anacortes, Washington, recorded in Volume 1 of Plats, Page 41:

2. Agreement, including the terms and conditions thereof; entered into:

By: City of Anacortes

And Between: Raymond Jones, et ex, et al

Recorded: March 28, 1970

Auditor's No. 737329, records of Skagit County, Washington

Providing: Conditions by which the City will provide water and sewer services

3. Easement for underground sewer distribution line as disclosed by our inspection of the premises on March 5, 1995.

4. Assessments, if any, levied by City of Anacortes.