

When recorded return to:

Jason Tift and Brenda Tift
701 37th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262145

Jul 09 2026

Amount Paid \$12677.00

Skagit County Treasurer

By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60039869-352

THE GRANTOR(S)

Megan Fragale, an unmarried person

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Jason Tift and Brenda Tift, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Lot 1, Ptn Lot 2, Blk 13, Beale's Maple Grove Add to Anacortes

Tax Parcel Number(s): 3775-013-002-0040/P56656

Dated: 7-2-26

Megan E. Fragale
Megan Fragale

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of July, 2026 by Megan
Fragale.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2029

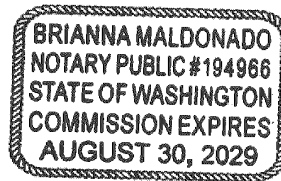


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 701 37th Street, Anacortes, WA 98221

Tax Parcel Number(s): 3775-013-002-0040/P56656

Property Description:

LOT 1 AND THE EAST 20 FEET OF LOT 2, BLOCK 13, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.