



202510010058

10/01/2025 02:10 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

AFTER RECORDING RETURN DOCUMENT TO:

Spring Meadows, LLC
P.O. Box 650
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025-3230
OCT 01 2025

Amount Paid \$41,642.50
Skagit Co. Treasurer
By *cl* Deputy

400608-LT STATUTORY WARRANTY DEED

GRANTOR: SPRING MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

GRANTEE: VALLEY DREAMS SPORTS HUB LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ABBREVIATED LEGAL DESCRIPTION: Lot 4, City of Burlington BSP 1-00, 200003030001 (Ptn NW NW 8-34-4)
(SEE EXHIBIT A FOR FULL LEGAL DESCRIPTION)

ASSESSOR'S TAX PARCEL NO.: P11651218026-000-004-0000

THE GRANTOR, SPRING MEADOWS, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys and warrants to VALLEY DREAMS SPORTS HUB LLC, a Washington limited liability company, the following described real property, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference;

SUBJECT TO rights, restrictions, reservations, covenants, easements, encumbrances, and matters apparent on the property or of record, including those described in Exhibit B attached hereto and incorporated herein by this reference.

Dated this 1ST day of October, 2025.

GRANTOR:

SPRING MEADOWS LLC

By *Michael V. Fohn* MANAGING MEMBER
Michael V. Fohn, Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN is the person who appeared before me, and said person acknowledged that ~~he~~/she signed this instrument, on oath stated that ~~he~~/she was authorized to execute the instrument and acknowledged it as MANAGING MEMBER of SPRING MEADOWS LLC, to be the free and voluntary act and deed of said entity, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed on October 1, 2025.



(Signature of Notary)

Shelley M. Inc.

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington

My Appointment Expires: 5-15-27



EXHIBIT A**LEGAL DESCRIPTION****PARCEL A:**

Lot 4 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's File No. 200003030001, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 4 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of Lot 4;
thence South $0^{\circ}09'29''$ East, along the West line thereof, 8.23 feet;
thence South $89^{\circ}47'25''$ East 177.17 feet to the East line of said Lot 4;
thence North $0^{\circ}12'35''$ East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4;
thence South $88^{\circ}40'21''$ West 177.29 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

TOGETHER WITH that certain access and utility easement recorded February 13, 1991, under Auditor's File No. 9102130063, and the amendment thereto, recorded January 15, 1993, under Auditor's File No. 9301150112, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RIGHTS, RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, AND ENCUMBRANCES:

1. DEED OF TRUST, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantor: The Core Community Center, a Washington non-profit corporation
Trustee: Land Title Company of Skagit County
Beneficiary: Spring Meadows, LLC, a Washington limited liability company
Original Amount: \$1,700,000.00
Dated: April 29, 2022
Recorded: May 2, 2022
Auditor's File No.: 202205020086
2. DEED OF TRUST, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantor: Valley Dreams Sports Hub, LLC, a Washington limited liability company
Trustee: Land Title Company of Skagit County
Beneficiary: Spring Meadows, LLC, a Washington limited liability company
Original Amount: \$1,600,000.00
Dated: 10/1/25
Recorded: 10/1/25
Auditor's File No.: 202510010058
3. PENDING ACTION IN SKAGIT COUNTY:
Superior Court Cause No. 25-2-00795-29
Being an action for: Eminent Domain, affects: a portion of subject land
Plaintiff: City of Burlington
Defendant: Spring Meadows, LLC, a Washington limited liability company;
Banner Bank, a Washington bank corporation successor by merger to Skagit State Bank; Skagit County, a Washington municipal corporation; all Unknown Owners and Tenants
Attorneys for Plaintiff: Matthew R. Hansen and Ashley G.S. Farhner
Attorneys for Defendant: Robert Allen Carmichael and Luke Phifer
4. DEED OF TRUST, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantor: Valley Dreams Sports Hub, LLC, a Washington limited liability company

Trustee: Land Title Company of Skagit County

Beneficiary: Daniel J. Toomey

Original Amount: \$255,000.00

Dated: 10/1/25

Recorded: 10/1/25

Auditor's File No.: 202510010060

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Power & Light Company, a corporation
Purpose: To reconstruct, maintain and operate a 55,000 volt, 3 phase transmission line and to maintain, reconstruct and operate all necessary poles, fixtures, conductors, insulators, etc., located upon or forming a part of such transmission line land; to maintain a line of poles and string electric wires thereon for power and light purposes along the further right and easement at any time in the future when it or they may so desire to construct, reconstruct, maintain and operate not more than two additional transmission lines
Area Affected: West 50 feet and other lands
Dated: Not disclosed
Recorded: June 27, 1930
Auditor's File No.: 234986
6. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Short Plat No. 3-88
Recorded: November 1, 1988
Auditor's File No.: 8811010018
7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Kmart Corporation, a Michigan corporation
And: Marjorie Tudor, I.A. Rader, Isobel Rader, Herman H. Hanssen and Adriana Hanssen
Dated: October 31, 1990
Recorded: February 13, 1991
Auditor's File No.: 9102130063
Regarding: Terms and conditions for use of beneficial easement
8. Matters as disclosed by survey recorded April 15, 1997 under Auditor's File No. 9704150029, records of Skagit County, Washington.

9. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: BSP No. 1-00
Recorded: March 3, 2000
Auditor's File No.: 200003030001
10. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel as required by Grantors, their successors and assigns. This easement legal description may be superseded at a later date with a surveyed description provided at no costs to Grantee.
Dated: November 14, 2008
Recorded: December 15, 2008
Auditor's File No.: 200812150138
- NOTE: Said document being a rerecord of that instrument recorded on November 24, 2008 under Auditor's File No. 200811240137.
11. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Spring Meadows, LLC, a Washington limited liability company
Purpose: Reciprocal Utility Easement
Area Affected: Said Land
Dated: April 25, 2022
Recorded: April 27, 2022
Auditor's File No.: 202204270053
12. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel as required by Grantors, their successors and assigns. This easement legal description may be superseded at a later date with a surveyed description provided at no costs to Grantee.

Dated: November 14, 2008

Recorded: December 15, 2008

Auditor's File No.: 200812150139

NOTE: Said document being a rerecord of that instrument recorded on November 24, 2008 under Auditor's File No. 200811240139.

13. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Spring Meadows, LLC, a Washington limited liability company
Purpose: Reciprocal Easement for Ingress and Egress
Area Affected: Said Land
Dated: April 25, 2022
Recorded: April 27, 2022
Auditor's File No.: 202204270054
14. BENEFICIAL EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Spring Meadows, LLC, a Washington limited liability company
Purpose: Ingress, Egress and Utilities
Area Affected: Said Land
Dated: April 25, 2022
Recorded: April 27, 2022
Auditor's File No.: 202204270057
15. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Spring Meadows, LLC, a Washington limited liability company
Purpose: Waterline
Area Affected: Said Land
Dated: April 25, 2022
Recorded: April 27, 2022
Auditor's File No.: 202204270058
16. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: City of Burlington, a Washington municipal corporation
Purpose: Improving the existing intersection at S. Walnut Street and East McCorquedale Road and related construction activities as part of the City of Burlington East-West Connector project
Area Affected: Affects portion of subject premises
Dated: May 23, 2024
Recorded: June 5, 2024
Auditor's File No.: 202406050050