

After Recording, Return to:

Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253557
Date 10/30/2025

Send Tax Statements to:

Beck Family Cabin, LLC
14419 SW 134th Drive
Tigard, OR 97224

WARRANTY DEED

Grantor (Seller): Andrew R. Beck, Trustee of the Beck Legacy Trust dated 3/25/1999

Grantee (Purchaser): Beck Family Cabin, LLC

Legal Description (abbreviated): Lot 10, Replat of Quaker Cove. Vol 8 of Plats, Page 11

Assessor's Tax Parcel ID#: Parcel No. P68181

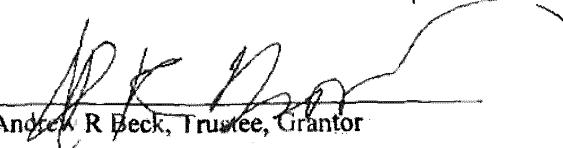
Andrew R. Beck, Trustee of the Beck Legacy Trust dated March 25, 1999, Grantor, conveys and warrants to Beck Family Cabin, LLC, a Washington limited liability company, Grantee, all of Grantor's right, title and interest in and to the property and improvements commonly known as 7290 Lone Buck Road, Anacortes, Washington and legally described as follows:

LOT 10, REPLAT OF A PORTION OF QUAKER COVE, AS PER PLAT
RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

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.

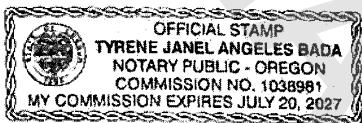
The true consideration for this conveyance is \$0.00. Grantor is distributing the trust assets to the trust beneficiaries.

DATED this 17 day of September, 2025.


Andrew R. Beck, Trustee, Grantor

STATE OF OREGON)
County of Washington) ss.

On this 17 day of September, 2025, Andrew R. Beck, in his capacity as Trustee of the Beck Family Legacy Trust acknowledged his signature to this instrument.



Tyrene Jane Angeles Bada
Notary Public for Oregon
My Commission Expires: July 20, 2027