

202602180086

02/18/2026 04:06 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Isaac Damian Lopez-Gonzalez
409 Spring Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260442
Feb 18 2026
Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061120

CHICAGO TITLE

620061120

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Petitt and Jennie Petitt, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Isaac Damian Lopez-Gonzalez, an unmarried person and Vivian Anahi Mejia, an unmarried person

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

LOT 43, "PLAT OF SPRING MEADOWS DIVISION I," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114868 / 4732-000-043-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/12/2026

Brian Petitt
Brian Petitt

Jennie Petitt
Jennie Petitt

State of Washington

County of Skaagit

This record was acknowledged before me on February 12, 2026 by Brian Petitt and Jennie Petitt.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

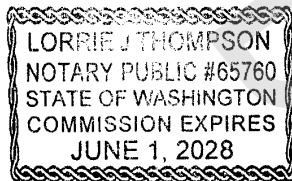


EXHIBIT "A"
Exceptions

1. Ordinance No. 1187 and the terms and conditions thereof:
Recording Date: January 26, 1994
Recording No: 9401260022

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 4, 1999
Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 1999
Recording No.: 9904150048

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 1999
Recording No.: 9905250019

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2000
Recording No.: 200007240001

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2006
Recording No.: 200608280166

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 7, 2006
Recording No.: 200612070087

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 2022
Recording No.: 202206150036

3. By-Laws of Plat of Spring Meadows Homeowners Association and the terms and conditions

EXHIBIT "A"Exceptions
(continued)

thereof:

Recording Date: April 15, 1999
Recording No.: 9904150047

4. 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 Spring Meadows - Div I:

Recording No: 9905140014

5. Lien of assessments levied pursuant to the Declaration for Spring Meadows Homeowner's Association to the extent provided for by Washington law.
6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

9. Assessments, if any, levied by City of Sedro-Woolley.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 01, 2026
between Isaac D Lopez-Gonzalez Vivian A Mejia ("Buyer")
Buyer Buyer
and Brian Petitt Jennie Petitt ("Seller")
Seller Seller
concerning 409 Spring Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Isaac D Lopez-Gonzalez 02/01/2026
Buyer Date

Authentisign
Brian Petitt 02/01/26
Seller Date

Authentisign
Vivian A Mejia 02/01/2026
Buyer Date

Authentisign
Jennie Petitt 02/01/26
Seller Date