

When recorded return to:

David Beckley and Ashley Beckley
471 Spring Ln
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260739

Mar 16 2026

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25418-TB

THE GRANTOR(S) **Paul Sundin, an unmarried man, and William Perkins and Kimberly Perkins, a married couple**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **David Beckley and Ashley Beckley, husband and wife**

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

Lot 69, PLAT OF SPRING MEADOWS - DIV 1, according to the Plat thereof recorded in Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:
Lot 69, Spring Meadows - Div. 1

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P114873/4732-000-069-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25418-TB

Page 1 of 4

Dated: 2 March 2026

Paul Sungin

x William Perkins

William Perkins

Kimberly Perkins

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of March, 2026, by ~~Paul Sungin and~~ William Perkins.

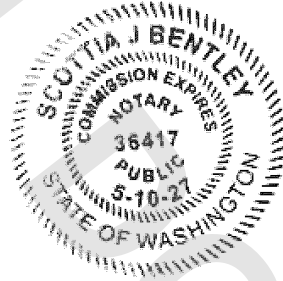
Scottie Bentley

Signature

No tany

Title

My commission expires: 05/10/27



Dated: 3/2/26

Paul Sundin
Paul Sundin

William Perkins
Kimberly N Perkins
Kimberly Perkins

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of March, 2026, by Paul Sundin and ~~William Perkins~~. Kimberly Perkins

Scottie J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

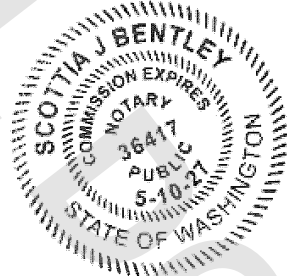


EXHIBIT A

26-25418-TB

9. TERMS AND CONDITIONS OF "AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ANNEXING CERTAIN PROPERTY CONTIGUOUS TO SAID CITY'S WESTERN BOUNDARY FROM PETITION FILED BY MICHAEL V. FOHN, ET AL":

Dated: November 18, 1993
 Recorded: January 26, 1994
 Auditor's No.: 9401260022

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 2, 1999
 Recorded: March 4, 1999
 Auditor's No.: 9903040085
 Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 26, 1999
 Recorded: April 15, 1999
 Auditor's No.: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 20, 1999
 Recorded: May 25, 1999
 Auditor's No.: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: July 6, 2000
 Recorded: July 24, 2000
 Auditor's No.: 200007240001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 11, 2006
 Recorded: August 28, 2006
 Auditor's No.: 200608280166

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 15, 2006
 Recorded: December 7, 2006
 Auditor's No.: 200612070087

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 13, 2022
 Recorded: August 15, 2022
 Auditor's No.: 202206150036

11. TERMS AND CONDITIONS OF BY-LAWS:
 Name: Spring Meadows Homeowner's Association
 Dated: March 26, 1999
 Recorded: April 15, 1999
 Auditor's No.: 9904150047

Statutory Warranty Deed
 LPB 10-05

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Spring Meadows – Div. I
Recorded: May 14, 1999
Auditor's No.: 9905140014

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

End of Exhibit A