

**AFTER RECORDING RETURN TO:**

DRH Energy Inc.  
11241 Slater Ave. NE, Suite 200  
Kirkland, WA 98034  
Attn.: Bobby R. Shah

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20240277  
Date 04/16/2024

(Project/Acct.: WA – Cammock #3422585 – Single Closing)

**CHICAGO TITLE NCS: 213245-NCS**

<b>DOCUMENT TITLE</b>	Bargain and Sale Mineral Deed
<b>REFERENCE NO. OF DOCUMENTS ASSIGNED/ RELEASED</b>	N/A
<b>GRANTOR</b>	SSHI LLC, a Delaware limited liability company dba D.R. Horton
<b>GRANTEE</b>	DRH Energy, Inc., a Colorado corporation
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Ptn. SW NE and SE NW, 28-34-4E, W.M.
<b>ASSESSOR'S PARCEL NOS.</b>	P27988 / 340428-1-010-0026, P28018 / 340428-2-018-0000 and P28021 / 340428-2-019-0009

**BARGAIN AND SALE MINERAL DEED**

The **Grantor**, SSHI LLC, a Delaware limited liability company dba D.R. Horton, for and in consideration of Zero Dollars (\$0), pursuant to WAC 458-61A-211(2)(c), bargains, sells and conveys to the **Grantee**, DRH ENERGY, INC., a Colorado corporation, the following described real estate:

**A.** Any and all (i) oil rights, (ii) mineral rights, (iii) natural gas rights, (iv) rights to all other hydrocarbons by whatsoever name known, (v) geothermal heat rights or rights in geothermal substances that may be produced from the Property (defined below), (vi) water rights and claims or rights to water and (vii) all products derived from any of the foregoing (collectively, "**Subsurface Resources**") located in or under that certain real property situated in the County of Skagit, State of Washington, as legally described in Exhibit A, attached hereto and incorporated herein ("**Property**"), to the extent (if any at all) such Subsurface Resources have not been previously reserved or conveyed; and

**B.** The perpetual right to drill, mine, explore and operate for and produce, store and remove any of the Subsurface Resources on or from the Property by any means whatsoever, including without limitation the right to whipstock or directionally drill and mine, from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property, and to

redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but excepting the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface of the Property or the upper five hundred (500) feet of the subsurface of the Property.

*[Remainder of Page Left Blank; Signature and Notary Block on Following Page]*

IN WITNESS WHEREOF, said Grantor has caused its name to be affixed hereto and this instrument to be executed by its officers thereunto duly authorized.

Dated this 12<sup>th</sup> day of April 2024.

**GRANTOR:**

SSHI LLC, a Delaware limited liability company dba  
D.R. Horton

By: SHLR of Washington, Inc., a Washington  
corporation, its sole member

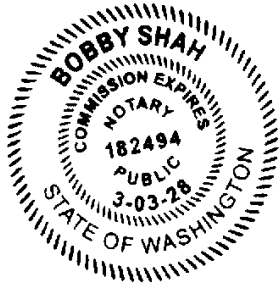
By: \_\_\_\_\_  
Print Name: Ashley Johnson  
Title: City Manager

STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

I do hereby certify that Ashley Johnson, personally known to me to be the City Manager of SHLR of Washington, Inc., a Washington corporation, the sole member of SSHI LLC, a Delaware limited liability company dba D.R. Horton, the company that executed the within and foregoing instrument, appeared before me and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument. GIVEN under my hand and official seal this 12<sup>th</sup> day of April 2024.



Print Name: Bobby Shah  
NOTARY PUBLIC in and for the State of Washington; residing  
at: \_\_\_\_\_  
My commission expires: 3 3 28

**EXHIBIT A****(Legal Description of Property)****PARCEL A:**

Those portions of the Northwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of that certain parcel conveyed to Kelly S. Fellers and Kirk D. Fellers, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200406180155;

thence North 1°25'41" East on an extension on the East line of said Feller's parcel for a distance of 6.50 feet;

thence North 89°26'35" East for a distance of 19.39 feet;

thence North 1°06'48" East for a distance of 103.70 feet;

thence North 89°07'27" East for a distance of 138.10 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 13°50'45" East, a radius of 62.00 feet, through a central angle of 31°07'24", an arc distance of 33.68 feet;

thence South 53°55'40" West for a distance of 41.50 feet;

thence South 1°06'48" West for a distance of 100.51 feet, to a point of curvature;

thence along the arc of said curve to the left, concave to the Southeast, having an initial tangent bearing of South 82°20'03" West, a radius of 72.00 feet, through a central angle of 27°35'48" an arc distance of 34.68 feet;

thence North 76°38'33" West for a distance of 112.27 feet, more or less, to the East line of said Feller's parcel at a point bearing South 1°25'41" West from the POINT OF BEGINNING;

thence North 0°25'41" East along said East line for a distance of 28.06 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL B:**

That portion of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter (East 1/4 corner) of said Section 28;

thence South 89°07'27" West along the South line of said Northeast quarter for a distance of 2,687.59 feet, more or less, to the monumented Southwest corner of said Northeast quarter (center of Section);

thence North 1°25'41" East along the West line of said Northeast quarter for a distance of 449.30 feet;

thence North 89°07'27" East for a distance of 56.31 feet to the TRUE POINT OF BEGINNING;

thence continue North 89°07'27" East for a distance of 140.08 feet;

thence North 1°06'48" East for a distance of 130.44 feet;

thence South 88°57'53" West for a distance of 100.00 feet;

thence South 1°06'48" West for a distance of 24.39 feet;

thence South 49°00'16" West for a distance of 63.56 feet to a point of curvature;

thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 26°32'56" East, a radius of 62.00 feet, through a central angle of 27°39'44", an arc distance of 29.93 feet to a point of tangency bearing North 1°06'48" East from the TRUE POINT OF BEGINNING;

thence South 1°06'48" West for a distance of 35.76 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C1:**

Lots 1 and 2, Skagit County Short Plat No. 18-87, approved June 22, 1987 and recorded June 24, 1987 in Volume 7 of Short Plats, page 183, under Skagit County Auditor's File No. 8706240025, being a portion of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said Lot 2 more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 2, Skagit County Short Plat No. 18-87;  
thence North 1°23'39" East (shown as North 1°19'00" East on the face of said Short Plat) along the West line of said Lot 2 for a distance of 225.72 feet;  
thence North 86°48'33" East, parallel with the South line of said Lot 2, for a distance of 145.80 feet;  
thence South 1°25'41" West, for a distance of 225.73 feet, more or less, to the South line of said Lot 2 at a point bearing North 86°48'33" East (shown as North 86°45'54" East on the face of said Short Plat);  
thence South 86°48'33" West along said South line for a distance of 145.67 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C2:**

The West 198.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

Commencing at the Southwest corner of said Southeast quarter of the Southeast quarter of the Northwest quarter;  
thence North 1°21'40" East along the West line of said subdivision for a distance of 12.98 feet;  
thence North 89°42'33" East for a distance of 20.01 feet to the East line of the West 20.00 feet of said Southeast quarter of the Southeast quarter of the Northwest quarter and being the TRUE POINT OF BEGINNING;  
thence continue North 89°42'33" East for a distance of 165.62 feet;  
thence North 86°48'33" East for a distance of 12.49 feet, more or less to the East line of said West 198.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28;  
thence North 1°21'40" East along said East line for a distance of 144.00 feet;  
thence South 89°29'37" West for a distance of 178.09 feet, more or less, to said East line of the West 20.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter at a point bearing North 1°21'40" East from the TRUE POINT OF BEGINNING;  
thence South 1°21'40" West along said East line for a distance of 143.96 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C3:**

That portion of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;  
 thence North 1°23' East 649.45 feet to the Northeast corner of said subdivision;  
 thence South 89°26'28" West along the North line of said subdivision a distance of 105.0 feet;  
 thence South 1°43' West parallel to the East line of said subdivision to the South line of said subdivision;  
 thence North 89°07' East along the South line of said subdivision a distance of 105.0 feet, more or less, to the point of beginning.

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by Deed recorded October 17, 1947 in Volume 221 of Deeds, page 322, under Auditor's File No. 410086.

AND EXCEPT Those portions of the Northwest quarter and the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of that certain parcel conveyed to Kelly S. Fellers and Kirk D. Fellers, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200406180155;

thence North 1°25'41" East on an extension on the East line of said Feller's parcel for a distance of 6.50 feet;  
 thence North 89°26'35" East for a distance of 19.39 feet;  
 thence North 1°06'48" East for a distance of 103.70 feet;  
 thence North 89°07'27" East for a distance of 138.10 feet to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 13°50'45" East, a radius of 62.00 feet, through a central angle of 31°07'24", an arc distance of 33.68 feet;  
 thence South 53°55'40" West for a distance of 41.50 feet;  
 thence South 1°06'48" West for a distance of 100.51 feet, to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Southeast, having an initial tangent bearing of South 82°20'03" West, a radius of 72.00 feet, through a central angle of 27°35'48" an arc distance of 34.68 feet;  
 thence North 76°38'33" West for a distance of 112.27 feet, more or less, to the East line of said Feller's parcel at a point bearing South 1°25'41" West from the POINT OF BEGINNING;  
 thence North 1°25'41" East along said East line for a distance of 28.06 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C4:**

The Southwest quarter of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT the East ½ thereof, ALSO EXCEPT the South 60 feet thereof conveyed for road purposes by Deeds recorded under Auditor's File Nos. 410085 and 9003160017.

EXCEPT That portion of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter (East 1/4 corner) of said Section 28;  
thence South 89°07'27" West along the South line of said Northeast quarter for a distance of 2,687.59 feet, more or less, to the monumented Southwest corner of said Northeast quarter (center of Section);  
thence North 1°25'41" East along the West line of said Northeast quarter for a distance of 449.30 feet;  
thence North 89°07'27" East for a distance of 56.31 feet to the TRUE POINT OF BEGINNING;  
thence continue North 89°07'27" East for a distance of 140.08 feet;  
thence North 1°06'48" East for a distance of 130.44 feet;  
thence South 88°57'53" West for a distance of 100.00 feet;  
thence South 1°06'48" West for a distance of 24.39 feet;  
thence South 49°00'16" West for a distance of 63.56 feet to a point of curvature;

thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 26°32'56" East, a radius of 62.00 feet, through a central angle of 27°39'44", an arc distance of 29.93 feet to a point of tangency bearing North 1°06'48" East from the TRUE POINT OF BEGINNING;  
thence South 1°06'48" West for a distance of 35.76 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.