

**When recorded return to:**

Skyfar LLC  
28115 59th Avenue NE  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252641  
Aug 15 2025  
Amount Paid \$3120.00  
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

**CHICAGO TITLE**

620055883

Escrow No.: 620055883

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth A Schlemmer, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Skyfar LLC, a Delaware Limited Liability Company

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

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

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

PTNS SEC 22-36N-3E

Tax Parcel Number(s): P48036 / 360322-1-001-4206, P48014 / 360322-1-001-2002

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: 9/14/2025 <sup>2025 doc</sup>

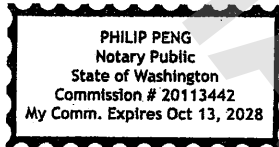
Elizabeth A. Schlemmer  
Elizabeth A. Schlemmer

State of Washington

County of Whatcom

This record was acknowledged before me on 08/14/2025 by Elizabeth A Schlemmer.

Philip Peng  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/13/2028



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P48036 / 360322-1-001-4206, P48014 / 360322-1-001-2002, , , , and

A tract of land in Section 22, Township 36 North, Range 3 East Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at a point on the Easterly line of said Section 22, a distance of 2053.03 feet on a bearing of South 0°55'15" East from the Northeast corner of said Section 22;  
Thence continuing on said Easterly line South 0°55'15" East, 265.00 feet;  
Thence South 66°27'20" West, 801.29 feet;  
Thence North 33°00'00" West, 248.00 feet;  
Thence North 66°27'25" East, 943.97 feet to the point of beginning.

EXCEPT roads as conveyed by Recording No. 8005190033.

(Also known as portion Tract 62 of Colony Mountain, an unrecorded plat.)

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
2. An Easement was reserved for "All water that will flow through a one inch pipe and the right to lay and maintain such pipe perpetually across said property" and the terms and conditions thereof:  
  
Recording Date: April 16, 1917  
Recording No.: 118572
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Road right of way  
Recording Date: August 23, 1966  
Recording No.: 687258  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Frank Nicholson and Patricia A. Nicholson, his wife  
Purpose: Road right of way  
Recording Date: March 9, 1967  
Recording No.: 695831  
Affects: Portion of said premises
5. 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: July 6, 1973  
Recording No.: 787652
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording No.: 791555  
Recording No.: 793602

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 798356  
 Recording No.: 798408  
 Recording No.: 798409  
 Recording No.: 798522  
 Recording No.: 800130  
 Recording No.: 808992  
 Recording No.: 808993  
 Recording No.: 808994  
 Recording No.: 808995

Said easement was conveyed to Colony Mountain Community Club under Deed recorded under Recording No. 8005190033.

Clarification of Easement was recorded under Recording No. 7909210015.

Termination of Easement was recorded under Recording No. 201908230039.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric lines  
 Recording Date: May 22, 1975  
 Recording No.: 817912  
 Affects: Portion of said premises

8. 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: November 8, 1976  
 Recording No.: 845592

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution system  
 Recording Date: December 27, 1979  
 Recording No.: 7912270003  
 Affects: Portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "B"**

Exceptions  
(continued)

Purpose: Access, egress and utilities  
Recording Date: October 13, 1980  
Recording No.: 8010130033  
Affects: Portion of said premises

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William O. Pearson  
Purpose: Access, egress and utilities  
Recording Date: October 13, 1980  
Recording No.: 8010130035  
Affects: Portion of said premises

12. 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: May 15, 1985  
Recording No.: 8505150010

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution system  
Recording Date: March 26, 1986  
Recording No.: 8603260048  
Affects: Portion of said premises

Amendment of Easement and Confirmation Agreement was recorded under Recording No. 201808200163.

14. 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: July 16, 1987  
Recording No.: 8707160044

**EXHIBIT "B"**Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1994  
Recording No.: 9405110050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 1996  
Recording No.: 9610160031

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 30, 2001  
Recording No.: 200104300175

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019  
Recording No.: 201901280086

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2019  
Recording No.: 201908260096

15. Boundary Deed and the terms and conditions thereof:

Recording Date: February 18, 1992  
Recording No.: 9202180026

16. Provisions contained in the articles of incorporation and bylaws of Colony Mountain Community Club, including any liability to assessment lien:

Recording Date: October 16, 1996  
Recording No.: 9610160030

17. Quit Claim Deed and the terms and conditions thereof:

Recording Date: April 14, 1997  
Recording No.: 9704140105

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Recording Date: April 15, 1997

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 9704150041  
Affects: Portion of said premises

19. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: February 10, 2016  
Recording No.: 201602100051

20. Easement Agreement and the terms and conditions thereof:

Recording Date: March 29, 2018  
Recording No.: 201803290053

21. Agreement to Incorporate Real Property into the Colony Mountain Club Homeowners' Association and the terms and conditions thereof:

Recording Date: January 28, 2019  
Recording No.: 201901280087

22. Membership Share Agreement and the terms and conditions thereof:

Recording Date: January 28, 2019  
Recording No.: 201901280088

23. Easement Agreement and the terms and conditions thereof:

Recording Date: June 18, 2019  
Recording No.: 201906180034

24. Bill of Sale and the terms and conditions thereof:

Recording Date: June 18, 2019  
Recording No.: 201906180035

25. 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 Survey:

Recording No: 201909160129

26. The Land has been classified as forest land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the

**EXHIBIT "B"**Exceptions  
(continued)

present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 30, 1986  
Recording No.: 8601300025

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

27. The Land has been classified as forest land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 30, 1986  
Recording No.: 8601300026

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

28. City, county or local improvement district assessments, if any.
29. Assessments, if any, levied by Colony Mountain Community Club.