

After Recording Return to:

PM Ventures 5 LLC
205 79th PL SE
Everett, Washington 98203
Attn: Paramjit Bhullar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253101

Sep 19 2025

Amount Paid \$19708.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

Grantor: PMS-2, LLC, a Washington limited liability company

Grantee: PM Ventures 5 LLC, a Washington limited liability company

Abbreviated Legal: PARCEL B, GATEWAY BSP, AFN 200305190183, BEING PTN SE 23-35-4E, W.M.

Tax Parcel ID No: P120417 / 8044-000-002-0000

The Grantor, PMS-2, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, and conveys to PM Ventures 5 LLC, a Washington limited liability company ("**Grantee**"), the real property situated in Skagit County, Washington and legally described on Exhibit A attached hereto and incorporation herein.

Subject to those encumbrances shown on Exhibit B attached hereto.

[Signature Page Follows]

DATED September 16, 2025.

GRANTOR:

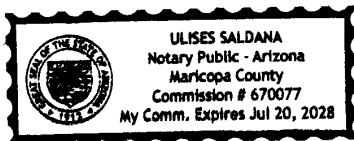
PMS-2, LLC,
a Washington limited liability company

By: Michelle Slayton
Michelle Slayton, Authorized Signatory

STATE OF Arizona)
COUNTY OF Maricopa) ss.

I certify that I know or have satisfactory evidence that Michelle Slayton is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Authorized Signatory of PMS-2, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 16, 2025.



[Signature]
Notary Public for Arizona
Residing at: 3470 W. Ray Rd
My commission expires: 7/20/2028

**Exhibit A
to
Bargain and Sale Deed**

Lot B, GATEWAY BINDING SITE PLAN, as approved April 7, 2003, and recorded May 19, 2003, under Auditor's File No. 200305190183, records of Skagit County, Washington, being a portion of Section 23, Township 35 North, Range 4 East, of the Willamette Meridian.

Situated in Skagit County, Washington.

**Exhibit B
to
Bargain and Sale Deed**

PERMITTED EXCEPTIONS

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 4, 2002
Recording No.: 200209040081, records of Skagit County, Washington
Executed By: Kitty Hodgin
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2002
Recording No.: 200208200069, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 02-427:
Recording No: 200207100091
4. Terms, conditions, and restrictions of that instrument entitled Restrictive Covenant;
Recorded: September 4, 2002
Recording No.: 200209040082, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 31, 2003
Recording No.: 200301310018, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Water Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 12, 1959
Auditor's No(s): 587779, records of Skagit County, Washington
For: District repair and maintenance rights

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 GATEWAY BINDING SITE PLAN:
Recording No: 200305190183
8. Covenants, conditions and restrictions 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 1, 2002
Recording No.: 200207010049
9. A lease with certain terms, covenants, conditions and provisions set forth therein.
Dated: September 4, 2002
Recording Date: September 4, 2002
Recording No.: 200209040083