

When recorded return to:
Ben Medina
SkyRidge III LLC
28115 59th Avenue NE
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253181
Sep 29 2025
Amount Paid \$3120.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620060212

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060212

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 SkyRidge III 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.)

Ptn. SE NE and NE SW, 23-36-3E, W.M. (AKA Lot 63 unrecorded Colony Mountain)

Tax Parcel Number(s): P48011 / 360322-1-001-1707

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/25/2025

Elizabeth A. Schiemmer
Elizabeth A. Schiemmer

State of Washington

County of Whatcom

This record was acknowledged before me on 09/25/2025 by Elizabeth A. Schiemmer.

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

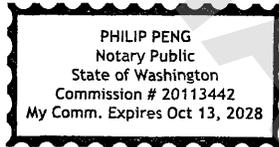


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48011 / 360322-1-001-1707

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

Beginning at the East 1/4 corner of said Section 22;
thence South 65° 39' 56" West, 630.31 feet;
thence North 33° 00' 00" West, 303.58 feet;
thence North 66° 27' 20" East, 801.29 feet to the Easterly line of said Section 22;
thence South 0° 55'15" East along said Easterly line, 315.00 feet to the point of beginning.

EXCEPT that portion thereof, if any, lying within that certain tract of land conveyed to Skagit County for road purposes by Deeds dated April 9, 1962 and November 16, 1984, and recorded April 11, 1962 and November 19, 1984 and January 4, 1985 under Auditor's File No. 620123, 8411190079 and 8501040050.

(Also known as Tract 63 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Frederick D. Schmidt and Lorna E. Schmidt husband and wife etal
Purpose: Road right of way
Recording Date: February 23, 1966
Recording No.: 687258
Affects: Exact location is not disclosed of record
3. 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, husband and wife
Purpose: Road right of way
Recording Date: March 9, 1967
Recording No.: 695831
Affects: Exact location is not disclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert Mathews etal
Purpose: Access, egress and utilities
Recording Date: October 13, 1980
Recording No.: 8010130033
Affects: Portion of said premises
5. 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
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

EXHIBIT "B"Exceptions
(continued)

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 26, 1986
 Recording No.: 8603260048
 Affects: Portion of said premises

Amendment of Easement(s) and Confirmation Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 20, 2018
 Recording No.: 201808200163

7. Boundary Deed including the terms, covenants and provisions thereof

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

8. Quit Claim Deed including the terms, covenants and provisions thereof

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

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 15, 1997
 Recording No.: 9704150041, records of Skagit County, Washington
 in favor of: Shamrock Lands, Inc. as to Parcel A; Al Schlemmer, husband of Elizabeth Schlemmer, as his separate property, as to Parcels B and C; Robert L. Mathews and Diane J. Tjomsland, husband and wife, as to Parcel F; Pearson Properties IT, L.L.C., a Washington limited liability company, as to Parcels G; Richard B. Campbell and Madeline Campbell, husband and wife, as to Parcels D and E; Joseph L. Bauman and Kristine M. Bauman, husband and wife, as to Parcels D and E, Horizon Bank, a savings bank, as to Parcel F; and Public Employees Credit Union, as to Parcel F, their heirs, successors, or assigns.
 For: An undivided perpetual non-exclusive easement for ingress, egress and utilities

10. 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 6, 1973
 Recording No.: 787652

EXHIBIT "B"
Exceptions
(continued)

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

12. 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

13. A NON-EXCLUSIVE Easement affecting the Portion of said Premises and for the purposes stated herein and incidental purposes including the terms, covenants and provisions thereof

Recording Date: October 1, 1973, November 21, 1973, March 27, 1974, March 29, 1974
May 1, 1974 and October 17, 1974
Recording No.: 791555
Recording No.: 793602
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 50 foot Strip was purportedly conveyed to Colony Mountain Community Club by instrument recorded under Recording No. 8005190033.

Clarification of Easement was recorded September 21, 1979 under Recording No. 7909210015

Ptn. terminated under Recording No. 201908230039

14. 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" including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: April 16, 1917
Recording No.: 118572

15. 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: Underground electric transmission and/or distribution system
Recording Date: December 27, 1979
Recording No.: 7912270003

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

17. 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 16, 1987
Recording No.: 8707160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1994, October 16, 1996, April 30, 2001, January 28, 2019 and August 26, 2019
Recording No.: 9405110050
Recording No.: 9610160031
Recording No.: 200104300175
Recording No.: 201901280086
Recording No.: 201908260096

18. Bylaws. Colony Mountain Community Club

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

EXHIBIT "B"

Exceptions
(continued)

19. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: February 10, 2016
Recording No.: 201602100051
20. Easement Agreement including the terms, covenants and provisions thereof
Recording Date: March 29, 2018
Recording No.: 201803290053
21. Agreement to incorporate real property into the Colony Mountain Club Homeowners Association including the terms, covenants and provisions thereof
Recording Date: January 28, 2019
Recording No.: 201901280087
22. Membership Share Agreement including the terms, covenants and provisions thereof
Recording Date: January 28, 2019
Recording No.: 201901280088
23. Wood Lane Waterline Extension Easement Agreement including the terms, covenants and provisions thereof
Recording Date: June 18, 2019
Recording No.: 201906180034
24. Bill of Sale including the terms, covenants and provisions 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. Legal Lot Certification and the terms and conditions thereof:
Recording Date: September 19, 2025
Recording No.: 202509190012

EXHIBIT "B"Exceptions
(continued)

27. 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."
28. Assessments, if any, levied by Colony Mountain Community Club.
29. City, county or local improvement district assessments, if any.
30. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.