

**When recorded return to:**

Satnam S. Penaich  
Valley Ranch Investment, LLC, a Washington  
limited liability company  
20605 10th PI W  
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253944

Dec 08 2025

Amount Paid \$8165.00  
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

Escrow No.: 620058566

**CHICAGO TITLE**  
020058566

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) C and J Chambers Investments LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Valley Ranch Investment, LLC, a Washington 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 LTS 9-11, BLK 6, WOOLLEY, THE HUB OF SKAGIT COUNTY

Tax Parcel Number(s): P77482 / 4177-006-011-0102

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 12-1-25

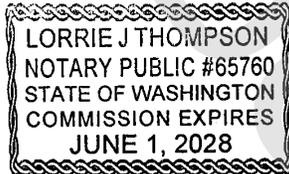
C and J Chambers Investments LLC  
BY: Christopher Chambers  
Christopher Chambers  
Member

BY: Jamie Chambers  
Jamie Chambers  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on December 1, 2025 by Christopher Chambers and Jamie Chambers as Member and Member, respectively, of C and J Chambers Investments LLC.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77482 / 4177-006-011-0102**

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SOUTH 33 FEET OF LOTS 9, 10 AND 11, BLOCK 6, WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Woolley, The Hub of Skagit County:

Recording No: Volume 2, Page 92

2. Agreement and the terms and conditions thereof:

Executed by: Union Mercantile Company and Arthur C. Seidell, a widower  
Recording Date: August 19, 1911  
Recording No.: 86187

3. 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."

4. Assessments, if any, levied by City of Sedro Woolley.
5. City, county or local improvement district assessments, if any.
6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease

**EXHIBIT "B"**

Exceptions  
(continued)

Lessor: C & J Chambers Investments LLC, a Washington limited liability company  
Lessee: The Salty Cow LLC, a Washington limited liability company  
Recording Date: July 11, 2024  
Recording No.: 202407110050

An agreement recorded July 11, 2024 at Recording No.: 202407110051 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: July 11, 2024  
Recording No.: 202407110046

7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein

Lessor: Valley Ranch Investment, LLC  
Lessee: Iron Mountain NW, LLC