

When recorded return to:

Charis Holdings LLC
2481 Houghton Road
Zillah, WA 98953

214148-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254169
Dec 31 2025
Amount Paid \$24925.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Devries Investments, a Washington Partnership**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Charis Holdings LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

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

Ptn. NW ¼ NW ¼ and Ptn. Government Lots 1 & 2, Sec 36-34N-R3 EWM

Tax Parcel Number(s): 340336-2-001-0000/P23244

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214148-LT.

Dated: December 19, 2025

(attached to Statutory Warranty Deed)

Devries Investments, a Washington Partnership

By: Ray deVries
Ray deVries, Managing Partner

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of December, 2025, by Ray deVries,
Managing Partner of Devries Investments.

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/29

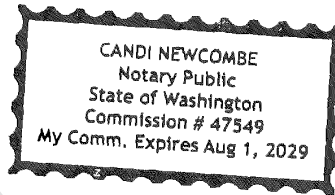


Exhibit A

The East half of the Northwest Quarter of the Northwest Quarter of Section 36, Township 34 North, Range 3 East of the Willamette Meridian;

EXCEPT County road and ditch rights-of-way;

TOGETHER WITH those portions of Government Lots 1 and 2, Section 36, Township 34 North, Range 3 East of the Willamette Meridian lying Northerly and Westerly of the right-of-way for dike of Diking District No. 1;

EXCEPT County road and ditch rights-of-way;

AND EXCEPT a tract described as follows:

Beginning at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northwest corner of said Government Lot 2;
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 510 feet;
thence East 840 feet, more or less, to the dike right-of-way;
thence Northerly along said dike right-of-way to the North line of Government Lot 1 of said Section 36;
thence West along the North line of said Section 36 to the Point of Beginning.

AND ALSO EXCEPT the following described tract:

That portion of Government Lot 2, Section 36, Township 34 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North Quarter corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet;
thence North 88°52'06" West (called West on previous descriptions) parallel with said North line of Government Lot 2 for a distance of 510.00 feet;
thence North 0°33'45" East (called North 0°37' West on previous descriptions) for a distance of 150.00 feet to said North line of Government Lot 2;
thence South 88°52'06" East (called East on previous descriptions) along said North line for a distance of 510.00 feet to the Point of Beginning.

EXCEPT dike restrictions;

AND EXCEPT road rights-of-way.

TOGETHER WITH that portion of Government Lot 2, Section 36, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet to the Southeast corner of that certain parcel conveyed to John DeVries by Quit Claim deed recorded under Skagit County Auditor's File No. 200805060068;
thence North 88°52'06" West (called West on previous descriptions) along the South line of said DeVries parcel parallel with said North line of Government Lot 2 for a distance 355.66 feet, to the True Point of Beginning;
thence continue North 88°50'06" West along said South line for a distance of 154.34 feet, more or less, to the Southeast corner of said DeVries parcel;
thence North 0°33'45" East along the West line of said DeVries parcel for a distance of 130.00 feet, more or less, to the Northwest corner of said DeVries parcel, also being on the Southerly right-of-way margin of Calhoun Road;
thence South 88°52'06" East along said Southerly right-of-way margin for a distance of 153.00 feet, more or less, to a point bearing North 0°01'41" West from the True Point of Beginning;
thence South 0°01'41" East for a distance of 130.02 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.