

When recorded return to:

Ben Medina
Skyfar, LLC
28115 59th Avenue NE
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260689

Mar 10 2026

Amount Paid \$16860.00
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
620060815

Escrow No.: 620060815

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.)

PTN SW 1/4 SEC 23-36-3E, W.M.

Tax Parcel Number(s): P48122 / 360323-3-005-1906

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/13/2026

Elizabeth A. Schlemmer
Elizabeth A. Schlemmer

State of Washington
County of Whatcom

This record was acknowledged before me on 02/13/2026 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

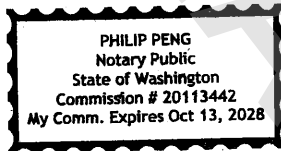


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48120 / 360323-3-005-1609 and P48122 / 360323-3-005-1906

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THAT CERTAIN ROAD REFERRED TO IN INSTRUMENTS RECORDED UNDER RECORDING NO. 374043, RECORDING NO. 407100 AND RECORDING NO. 456152, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE CERTAIN ROAD REFERRED TO IN INSTRUMENTS RECORDED UNDER RECORDING NO. 407101 AND RECORDING NO. 456152, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 4, 1949, AND RECORDED NOVEMBER 14, 1956, UNDER RECORDING NO. 544073;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN RIGHT OF WAY CONVEYED TO SKAGIT COUNTY BY DEED DATED APRIL 4, 1949 AND RECORDED NOVEMBER 14, 1956 UNDER RECORDING NO. 544073;
THENCE NORTHERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID RIGHT OF WAY TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF A LINE DRAWN PARALLEL AND FIVE FEET WESTERLY OF THE CENTERLINE OF WOOD LANE DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 23;
THENCE NORTH 0 DEGREES 55'15" WEST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1,316.25 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;
THENCE EAST A DISTANCE OF 807.21 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 6 DEGREES 10'28" EAST A DISTANCE OF 910.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,432.40 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 54'05" AN ARC DISTANCE OF 97.54 FEET;
THENCE SOUTH 10 DEGREES 04'33" EAST A DISTANCE OF 500.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 421.72 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 56'21" AN ARC DISTANCE OF 161.48 FEET TO THE TERMINAL POINT OF THIS DESCRIPTION.
LESS ANY PORTION LYING SOUTHERLY OR EASTERLY OF THE WESTERLY AND NORTHERLY LINE WOOD ROAD;

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

Said easement is generally located as depicted on that survey by Wilson Engineering, Inc., dated 10-21-2025, under Job No. 2024-042
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
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

EXHIBIT "B"
Exceptions
(continued)

- 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
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.: 898522
Recording No.: 800130
Recording No.: 808992
Recording No.: 808993
Recording No.: 808994
Recording No.: 808995

EXHIBIT "B"
Exceptions
(continued)

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

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

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

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 201803290053

Said easement is generally located as depicted on that survey by Wilson Engineering, Inc., dated 10-21-2025, under Job No. 2024-042

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

Said easement is generally located as depicted on that survey by Wilson Engineering, Inc., dated 10-21-2025, under Job No. 2024-042

24. Bill of Sale including the terms, covenants and provisions thereof

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

25. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: September 16, 2019
Recording No.: 201909160129

26. Skagit County Planning & Development Services, including the terms, covenants and provisions thereof

Recording Date: July 10, 2025
Recording No.: 202507100083

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. 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

EXHIBIT "B"
Exceptions
(continued)

present and past years. Notice of Application was recorded as set forth below:

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.

29. Notice of Removal of Designated Forest Land and Compensating Tax Calculation Chapter 84.33 RCW and the terms and conditions thereof:

Recording Date: December 31, 2025
Recording No.: 202512310080

Affects: Parcel A

30. City, county or local improvement district assessments, if any.
31. 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.