

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:VA Development LLC
5655 Yosemite St., Suite 460
Greenwood Village, CO 80111Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261469
Date 05/18/2026

STATUTORY WARRANTY DEED

GRANTOR:	SDA INC., a Colorado corporation
GRANTEE:	VA DEVELOPMENT, LLC, a Colorado limited liability company
Abbreviated Legal:	Section 17, Township 34 North, Range 4 East – NE SW (aka Lot 1 MV-BSP-02-001)
Additional Legal on page:	Exhibit “A”
Assessor’s Tax Parcel No.:	8051-000-001-0000 / P121636

THE GRANTOR, **SDA INC.**, a Colorado corporation (the “Grantor”), for and in consideration of the transfer of real property from one wholly own subsidiary to another, which constitutes a mere change in identity or form, hereby conveys and warrants to **VA DEVELOPMENT, LLC**, a Colorado limited liability company, all of the Grantor’s right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, but not including any structures, improvements and other personal property which are not owned by Grantor, to wit:

As hereto attached in Exhibit “A” and by this reference made a part hereof.

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Statutory Warranty Deed - 1

DATED: May 15, 2026

SDA INC.,
a Colorado corporation

Courtney C. Myers
By: Courtney C. Myers
Its: Vice President

STATE OF Colorado
COUNTY OF Arapahoe } ss.

I certify that I know or have satisfactory evidence that Courtney C. Myers is the person who appeared before me, and said person acknowledged that s/he was authorized to execute the instrument and acknowledged it as the Vice President of SDA INC., a Colorado corporation, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15 day of May, 2026.

TERRI JO GOODHUE
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20224024175
My Commission Expires 6/21/2026

Terri Jo Goodhue
Printed Name Terri Jo Goodhue
NOTARY PUBLIC in and for the State of Washington Colorado
My Commission Expires 6/21/2026

Exhibit "A"
Legal Description

Lot 1 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File No. 200405260057, being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "A"