

When recorded return to:

Vinod K. Sharma
Gangotri Ventures LLC
10311 238th Place NE
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262313

Jul 21 2026

Amount Paid \$789.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620062730

CHICAGO TITLE

u20062730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell W. Bolte, a married person as his separate estate and Barbara Ann Stroup, a married person as a separate estate and Larry B. Noyes, an unmarried person and John Wayne Bolte, 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 Gangotri Ventures 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.)

Lt 19, Cascade River Park No. 2 Skagit County, WA

Tax Parcel Number(s): P63819 / 3872-000-019-0008

Subject to:

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

(continued)

Dated: 1-11-2026

Russell W. Bolte
Russell W. Bolte

Barbara Ann Stroup

Larry B. Noyes

John Wayne Bolte

State of WASHINGTON

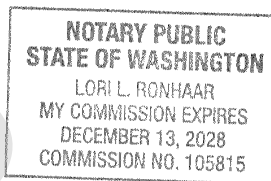
County of SAN JUAN

This record was acknowledged before me on 7/17/2026 by Russell W. Bolte.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 12-13-2028



State of

County of _____

This record was acknowledged before me on _____ by Barbara Ann Stroup.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

(continued)

Dated: 7.17.26

Russell W. Bolte

Barbara Ann Stroup

Larry B. Noyes

John Wayne Bolte

State of

County of _____

This record was acknowledged before me on _____ by Russell W. Bolte.

(Signature of notary public)

Notary Public in and for the State of

My commission expires:

State of

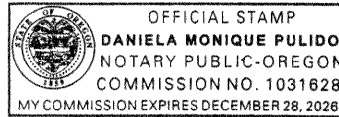
County of _____

This record was acknowledged before me on _____ by Barbara Ann Stroup.

(Signature of notary public)

Notary Public in and for the State of

My commission expires:

STATUTORY WARRANTY DEED
(continued)State of OregonCounty of WashingtonThis record was acknowledged before me on 7/17/26 by Larry B. Noyes.Daniela Monique Pulido
(Signature of notary public)Notary Public in and for the State of OregonMy commission expires: 12/28/2026

State of _____

County of _____

This record was acknowledged before me on _____ by John Wayne Bolte.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

STATUTORY WARRANTY DEED

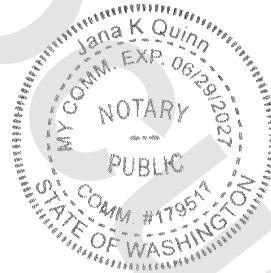
(continued)

Dated: 7-17-26_____
Russell W. BolteBarbara Ann Stroup by Rex R Stroup as her attorney in fact
Barbara Ann Stroup by Rex R Stroup as her attorney in fact_____
Larry B. NoyesJohn Wayne Bolte
John Wayne BolteState of _____
County of _____

This record was acknowledged before me on _____ by Russell W. Bolte.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____State of washington
County of skagitThis record was acknowledged before me on 07/17/2026 by Rex R Stroup

as Attorney in Fact of Barbara Ann Stroup.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 06/29/2027

STATUTORY WARRANTY DEED
(continued)

State of _____
County of _____

This record was acknowledged before me on _____ by Larry B. Noyes.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of Snohomish

This record was acknowledged before me on 07/17/2024 by John Wayne Bolte.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

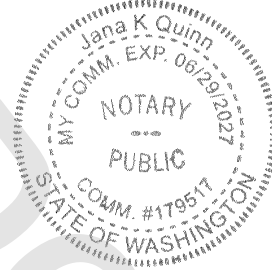


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63819 / 3872-000-019-0008

LOT 19, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 20 AND 21, 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 :

Recording No: 682848
2. Dedication and the terms and conditions thereof:

Recording Date: April 17, 1997
Recording No.: 9704170053
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Verizon Northwest Inc., a Washington Corporation
Purpose: Easement for Telephone Facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Roadways
4. as to Any Portion of Said Land Now, Formerly or in the Future Covered by Water: Questions or Adverse Claims Related to (1) Lateral Boundaries of Any Tidelands or Shorelands; (2) Shifting in Course, Boundary or Location of the Body of Water; (3) rights of the State of Washington if the Body of Water is or Was Navigable; and (4) Public Regulatory and Recreational rights (Including Powers of the USA) or Private Riparian rights Which Limit or Prohibit Use of the Land or Water.
5. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 25, 2026

between Gangotri Ventures LLC ("Buyer")
Buyer Buyer
and John W Bolte/Barbara Stroup Russell W Bolte/Larry B Noyes ("Seller")
Seller Seller
concerning 63619 Marblemount Way Marblemount WA 98267 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Vinod K Sharma 06/27/2026
Buyer Date

Buyer Date

Russell W. Bolte 6/27/26
Seller Date

John W. Bolte 6-27-26
Seller Date

Barbara Stroup 6-27-26

Larry B Noyes 06/28/26