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08/05/2026 02:08 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

VA Development LLC
5655 Yosemite St., Suite 460
Greenwood Village, CO 80111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-2514
AUG 05 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By *CS* Deputy

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR:	VA DEVELOPMENT, LLC, a Colorado limited liability company
GRANTEE:	VA DEVELOPMENT, LLC, a Colorado limited liability company
Abbreviated Legal:	Ptn Section 17, Township 34 North, Range 4 East
Additional Legal on page(s):	Pages 1 & 2; Exhibits "A" & "B"
Assessor's Tax Parcel Nos.:	8051-000-001-0000 / P121636 8051-000-002-0000 / P121637 8051-000-005-0000 / P121640

WHEREAS: VA DEVELOPMENT, LLC, a Colorado limited liability company, is the owner of the following real property (the "VA Property A"):

8051-000-001-0000 / P121636

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 $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT -1

WHEREAS: VA DEVELOPMENT, LLC, a Colorado limited liability company, is the owner of the following real property (the “VA Property B”):

8051-000-002-0000 / P121637

Lot 2 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 Northeast quarter of the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

8051-000-005-0000 / P121640

Lot 5 and the South half of Lot 4 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 North half of the Southwest quarter of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

WHEREAS: VA DEVELOPMENT, LLC, a Colorado limited liability company, wishes to adjust the above-described parcels through boundary line adjustments as described herein;

VA DEVELOPMENT, LLC CONVEYANCE OF “VA PROPERTY B”

NOW THEREFORE, **VA DEVELOPMENT, LLC**, a Colorado limited liability company, in consideration of the boundary line adjustment described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to **VA DEVELOPMENT, LLC**, a Colorado limited liability company, that certain real property identified herein as “VA Property B”, consisting of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

8051-000-002-0000 / P121637

Lot 2 of Binding Site Plan No. MV-SBP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor’s File no. 200405260057, being a portion of the Northeast quarter of the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

8051-000-005-0000 / P121640

Lot 5 and the South half of Lot 4 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 North half of the Southwest quarter of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

The above-described "VA Property B" has been combined or aggregated with contiguous property identified herein as "VA Property A" owned by VA DEVELOPMENT, LLC, a Colorado limited liability company. After completion of the boundary line adjustment contained herein, the parcel owned by VA DEVELOPMENT, LLC, a Colorado limited liability company, shall be described as shown on attached Exhibit "B".

Maps of the parcels before and after this boundary line adjustment are attached hereto as Exhibit C and Exhibit D.

THE FOREGOING WARRANTY DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 30TH DAY OF JULY, 2026.

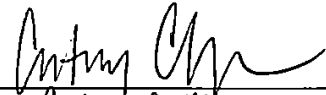
CITY OF MOUNT VERNON

By

Its


PUBLIC WORKS DIRECTOR

VA DEVELOPMENT, LLC,
a Colorado limited liability company



By: Courtney C. Myers

Its: By: SDA Inc., Manager/Vice President of SDA Inc.

Date:

5/15/26

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 signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Executing Member of **VA DEVELOPMENT, LLC**, a Colorado limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 15, 2026

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

Terri Jo Goodhue
(Signature)

NOTARY PUBLIC

Terri Jo Goodhue

Print Name of Notary

My appointment expires: 6/21/2026

EXHIBIT "A"**VA PARCELS BEFORE BOUNDARY LINE ADJUSTMENT**8051-000-001-0000 / P121636

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.

8051-000-002-0000 / P121637

Lot 2 of Binding Site Plan No. MV-SBP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File no. 200405260057, being a portion of the Northeast quarter of the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

8051-000-005-0000 / P121640

Lot 5 and the South half of Lot 4 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 North half of the Southwest quarter of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

EXHIBIT "B"**VA PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

Lots 1, 2, 5, and the South half of Lot 4 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 $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"

EXHIBIT "C"

MAP BEFORE BOUNDARY LINE ADJUSTMENT

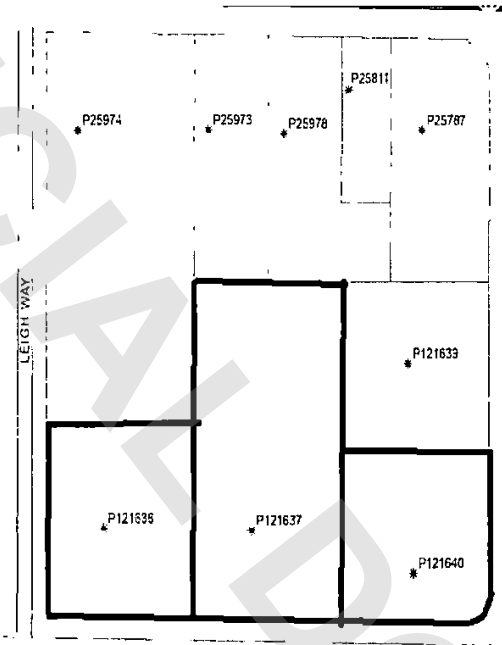


EXHIBIT "C"

EXHIBIT "D"

MAP AFTER BOUNDARY LINE ADJUSTMENT

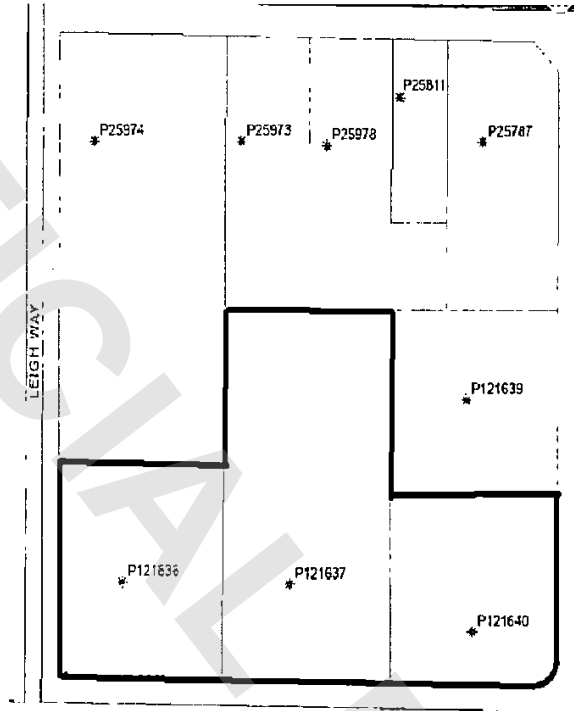


EXHIBIT "D"