



202008130107

08/13/2020 03:15 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 13 2020

Amount Paid \$ 710.50  
By Skagit Co. Treasurer Deputy

When Recorded Return To:  
Satwinder Singh  
13007 Hwy 9  
Mount Vernon, WA 98274

CHICAGO TITLE  
620041389

STATUTORY WARRANTY DEED  
(Document Summary)

Grantor: CLLK LLC  
Grantee: Clear Syline LLC  
Legal Description (abbreviated): PTN GL 1 12-34-4, SKAGIT COUNTY, WA  
Assessor's Tax Parcel Number: P111669/4138-003-001-0100; P24553/34041-113-003-0004; P24594/340412-0-041-0102 \* (md)  
Reference Numbers of Document: None  
340412-0-004-0008

The GRANTOR, CLLK LLC, a Washington limited liability company,  
for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid,  
convey and warrant to the GRANTEE, CLEAR SKYLINE LLC, a Washington limited liability  
company,  
the following described real estate, situated in the County of Skagit, State of Washington,

(legal description in Exhibits A and B which are attached and incorporated herein)

Reference to the above-identified documents should be made for full particulars.

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/

[SIGNATURE PAGE TO FOLLOW]

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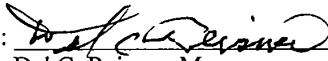
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Dated: this 12<sup>th</sup> day of August, 2020.

**GRANTOR:**

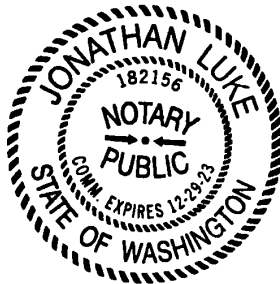
CLLK, LLC, a Washington  
Limited liability company

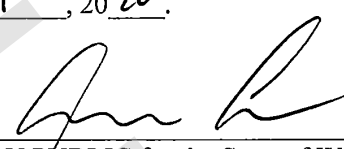
By:   
Del C. Reisner, Manager

STATE OF WASHINGTON       )  
  : ss  
COUNTY OF SNOHOMISH    )

I certify that I know or have satisfactory evidence that Del C. Reisner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the manager of CLLK LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 12<sup>th</sup> day of August, 20 20.



  
NOTARY PUBLIC for the State of Washington

Printed Name: JONATHAN LUKE

My commission expires 12/29/23

ATTACHMENTS: Exhibit A and Exhibit B

**EXHIBIT A****Legal Description****PARCEL A:**

All that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by deed recorded July 11, 1890, in Volume 10 of Deeds, page 647, in Government Lot 1, Section 12, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of a line drawn at right angles to the centerline of said strip of land at a point 244 feet Southerly of the North line of said Government Lot 1;

Except any portion thereof lying within the as-built and existing County Road right of way known as Beaver Lake Road.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Government Lot 1, Section 12, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of that 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by deed recorded in Volume 10 of deeds, page 647, and lying Northerly of the as-built and existing County Road right of way, known as the Beaver Lake Road, and lying Westerly of the West line of the as-built and existing County Road right of way known as South Front Street;

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of vacated Buchanan Street lying between the Westerly line of the Northern Pacific Railroad right of way and the Easterly line of the State Highway, and South of the South line of Lot 1, Block 3, Plat of Clear Lake Skagit County, Washington, according to the plat thereof, recorded in Volume 4 of plats, pages 22 and 23, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL D:**

That portion of Government Lot 1, Section 12, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

BEGINNING at a point 396 feet East of the quarter Section Section post on the North boundary of said Section 12, at a point where the Easterly line of the State highway intersects the North boundary line of said Section 12; thence Southerly along the Easterly line of State Highway, 100 feet, more or less, to a point of intersection with the Westerly line of the right of way of the Northern Pacific Railroad; thence Northerly along said Westerly line, 103 feet, more or less, to the North boundary line of said Section 12; thence West along said North boundary line 45 feet, more or less, to the Point of Beginning.

Except that portion lying within the Beaver Lake County Road.

**Situated in Skagit County, Washington.**

**END OF EXHIBIT A**

**EXHIBIT B****Permitted Exceptions**

SUBJECT TO general taxes in tax account nos. P111669/4138-003-001-0100; P24553/340412-0-004-0008; 24594/340412-0-041-0102.

**SUBJECT TO THE FOLLOWING:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of Clear Lake Skagit County.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Seattle Lake Shore and Eastern Railroad Co.  
Purpose: Cut down all trees dangerous to the operation of the railroad  
Recording Date: July 11, 1890  
Vol No.: 10 of deeds, page 647

Public and/or private easements, if any, located in that vacated portion of Buchanan Street.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 22, 1950  
Recording No.: 443297

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County  
Purpose: Pipes for transportation of water  
Recording Date: October 21, 1959  
Recording No.: 586910

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

Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax. For further information, please call the Skagit County Treasurer's Office at (360) 336-9350.

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.

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

**END OF EXHIBIT B**