

When recorded return to:

Mark Fahmie
17827 29th Dr SE
Bothell, WA 98012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2609

Jun 09 2021

Amount Paid \$4965.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

Land Title & Escrow of Skagit & Island County
Reference: 50000968-801 / **01-184489-0**

THE GRANTOR(S)

John Phillips and Rebecca Phillips, a married couple,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to
Mark Fahmie, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title,
which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Gov. Lot 3, 6-34-5 E.W.M.

Tax Parcel Number(s): P30143 & P30144 & P30094

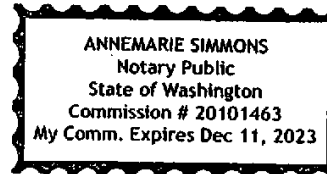
Dated: June 5, 2021

John P. Phillips
John PhillipsRebecca Phillips
Rebecca Phillips

STATE OF WASHINGTON

COUNTY OF KING SKagit
AKUS

I certify that I know or have satisfactory evidence that John Phillips and Rebecca Phillips is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 08 day of June, 2021Anne Marie Simmons
SignatureNotary Public
TitleMy appointment expires: 12/11/2023

Title Order No.: 01-184489-O

EXHIBIT A

That portion of the East 198 feet of the West 693 feet of Government Lot 3, Section 6, Township 34 North, Range 5 East, W.M., lying South of the Southerly and Easterly boundary of the Clear Lake Reservoir site owned by Skagit County P.U.D. No. 1, which reservoir site is described as follows:

Beginning at a point 295 feet North 221.7 feet East of the Southwest corner of Lot 3;
thence South $69^{\circ}22'$ East 350 feet;
thence North $24^{\circ}14'$ East 375 feet;
thence South $88^{\circ}19'$ West 412 feet;
thence South $18^{\circ}37'$ West 218 feet to point of beginning.

Also, that portion of the East 330 feet of the West 825 feet of Lot 6, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the North line of Day Creek Road and the West line of the East 330 feet of the West 825 feet of said Lot 6;
thence North along said West line to the North line of said Lot 6;
thence East along the North line of said Lot 6, 148.50 feet;
thence Southwesterly to a point on the North line of Day Creek Road 99 feet Easterly of the point of beginning;
thence Westerly along said road 99 feet to point of beginning,

EXCEPT from the above described tracts, that portion conveyed to Skagit County for road purposes by deed dated September 17, 1942, recorded December 30, 1944, under Auditor's File No. 376999.

Also, that portion of Government Lot 3, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 3;
thence North $89^{\circ}17'46''$ East along the South line of said Government Lot 3, a distance of 693.05 feet to the East line of the West 42 rods of said Government Lot 3 and the true point of beginning;
thence North $0^{\circ}01'03''$ West, parallel with the West line of Government Lot 3, a distance of 469.31 feet to the Southeasterly line of that certain tract of land now owned by Public Utility District No. 1, Skagit County, Washington;
thence North $23^{\circ}42'30''$ East along said tract, a distance of 54.77 feet to the Northeast corner of said P.U.D. tract;
thence South $1^{\circ}5'14''$ East, a distance of 324.31 feet to an iron pipe which was set in the location as directed by Mr. Carl Olson on January 4, 1973;
thence South $8^{\circ}10'21''$ West, a distance of 197.21 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.