

**When recorded return to:**

GM Venture's Clear Lake, LLC, a Washington  
limited liability company  
24335 Old Day Creek Road  
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY  
500137054**

Escrow No.: 500137054

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark Fahmie, 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 GM Venture's Clear Lake, 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.)

PTN GOVT LT. 3, 6-34-5

Tax Parcel Number(s): P30143 / 340506-2-051-0007, P30144 / 340506-2-052-0006, P30094 /  
340506-2-006-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 20223912

Sep 22 2022

Amount Paid \$5205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

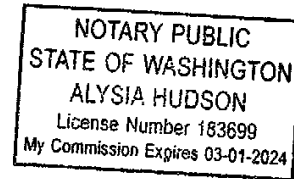
Dated: September 16, 2022

  
Mark Fahmie

State of Washington  
County of Skagit

This record was acknowledged before me on 09-19-2022 by  
Mark Fahmie

Alysia Hudson  
(Signature of notary public)  
Notary Public In and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P30143 / 340506-2-051-0007, P30144 / 340506-2-052-0006 and P30094 / 340506-2-006-0102

---

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°22' EAST 350 FEET;  
THENCE NORTH 24°14' EAST 375 FEET;  
THENCE SOUTH 88°19' WEST 412 FEET;  
THENCE SOUTH 18°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°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°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°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°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°10'21" WEST, A DISTANCE OF 197.21 FEET TO THE TRUE POINT OF BEGINNING.

**EXHIBIT "A"**  
Legal Description  
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Clear Lake Water Corporation
Purpose:	Right of way for water pipe line and conduit over and across said property
Recording Date:	April 27, 1940
Recording No.:	Volume 180 of Deeds, page 391
  
2. A right of way for access road across the Southwest corner of the subject property as reserved in deed from Lewis W. Scott and Ethel V. Scott, husband and wife, to Willard Brown and Blanche V. Brown, husband and wife, dated November 7, 1945, recorded November 8, 1945, under Recording No. 384914
  
3. 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 Survey:
 

Recording No: 201206140115
  
4. 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 Survey:
 

Recording No: 201412300030
  
5. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.