



202404180048

04/18/2024 02:22 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Lakhpal Brar , Member  
6635 Jensen Rd  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240307  
APR 18 2024

Amount Paid \$13,745.00  
By Skagit Co. Treasurer  
KD Deputy

Filed for Record at Request of  
Galvin Realty Law Group  
Escrow Number: S24-00035-AK

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**Statutory Warranty Deed**

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Grantor(s): Clear Skyline LLC, a Washington Limited Liability Company  
Grantee(s): Clear Lake Petroleum LLC, a Washington limited liability company  
Abbreviated Legal :  
PTN GOVT LT 1, SEC 12-34N-4E  
Assessor's Tax Parcel Number(s): P24594 / 340412-0-041-0102, P111669 / 4138-003-001-0100, P24553 / 340412-0-004-0008

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THE GRANTOR Clear Skyline LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clear Lake Petroleum LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

PTN GOVT LT 1, SEC 12-34N-4E

Full legal attached as Exhibit "A" and by this reference is made a part hereof

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "B" Attached hereto and by this reference is made a part hereof.

Dated 4-14-24

Clear Skyline LLC, a Washington Limited Liability Company

S. Sunner; member

By: Sukhwinder Sunner, Managing Member

Ramandeep Kaur, Member

By: Ramandeep Kaur, Managing Member

STATE OF Washington }  
COUNTY OF Snohomish } SS:

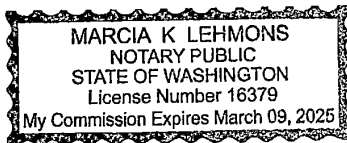
I certify that I know or have satisfactory evidence that

Sukhwinder Sunner and Ramandeep Kaur

\_\_\_\_\_ is/are the \_\_\_\_\_ who appeared before  
me, and said person(s) acknowledge they signed this instrument, on oath stated they  
is/are authorized to execute the instrument and acknowledge that \_\_\_\_\_ as the  
Managing Members of Clear Skyline LLC, a Washington Limited Liability Company  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 14, 2024

Marcia K. Lehmons  
Print Name: Marcia K. Lehmons  
Notary Public in and for the State of WA  
Residing at Bothell, WA  
My appointment expires: 03-09-2025



**EXHIBIT A****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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT B**

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 the Plat of Clear Lake:

Recording No: 139859

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

Volume 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 granted in a document:

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution system

Recording Date: March 22, 1950

Recording No.: 443297

Affects: Portion of said premises

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

Granted to: Public Utility District No. 1 of Skagit County

Purpose: Pipes for transportation of water

Recording Date: October 21, 1959

Recording No.: 586910

Affects: Portion of said premises