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Skagit County Auditor

AFTER RECORDING, RETURN TO:

Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

Document Title:

Conveyance of Mitigation Bank Credits

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. Clear Valley Environmental Farm, LLC

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Port of Skagit County

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

Portion of Sections 10, 11, 14 & 15, TWP 34N, R4E, W.M.

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P24443/340410-1-007-0005;	P24490/340410-4-001-0005;
P24494/340410-4-006-0000;	P24532/340411-3-002-0005;
P24533/340411-3-003-0004;	P24535/340411-3-005-0002;
P24692/340414-0-001-0009;	P24695/340414-0-003-0007;
P24696/340414-0-004-0006;	P24697/340414-0-005-0005;
P24731/340414-2-004-0002;	P24743/340414-3-007-0007;
P24801/340415-1-001-0006;	P24805/340415-1-005-0002;
P24806/340415-1-006-0001;	P24890/340415-4-000-0001;
P109225/340411-3-006-0001;	P128590/340411-2-004-0100

CONVEYANCE OF MITIGATION BANK CREDITS

THE GRANTOR, CLEAR VALLEY ENVIRONMENTAL FARM, LLC, a Washington limited liability company, acting as the Bank Sponsor and owner of Skagit Environmental Bank, an authorized Wetland Mitigation Bank, for **FORTY THOUSAND EIGHT HUNDED FORTY THREE AND SIXTY FIVE HUNDREDTHS Dollars (US \$40,843.65)** and other good and valuable consideration, hereby grants, conveys, sets over, warrants, and sells to the **GRANTEE**, the PORT OF SKAGIT COUNTY, a Washington public port district pursuant to Title 53 RCW, **TWO HUNDRED SEVENTY SEVEN THOUSANDTHS (0.277) OF A MITIGATION CREDIT** derived from the Skagit Environmental Bank, the legal description of which is set forth on EXHIBIT A-1 hereto.

Dated this 31 Day of OCTOBER, 2025.

GRANTOR: CLEAR VALLEY ENVIRONMENTAL FARM, LLC

By [Signature]

Print name JEFFREY POETSCH

Its MANAGING MEMBER

STATE OF California }
County of San Mateo } ss

I hereby certify that I know or have satisfactory evidence that Jeffrey Poetsch is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath and stated that he is the authorized President of JCPoetsch Advisors, Inc., the Managing Member of SE-Skagit Land, LLC, the Managing Member of CLEAR VALLEY ENVIRONMENTAL FARM, LLC and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated this 31 Day of OCTOBER, 2025.

Notary Public in and for the State of California

Residing at 2995 Woodside Rd Ste 400 Woodside CA 94062

My appointment expires 04/13/2029

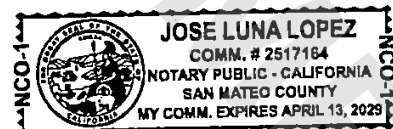


EXHIBIT A-1

The following tracts, situate in Skagit County, Washington

Tract "A":

That portion of Sections 10, 11, 14 and 15 Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Southwest corner of said Section 11, Thence South $88^{\circ}32'07''$ East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North $1^{\circ}06'44''$ East 1024.71 feet to the TRUE POINT OF BEGINNING, said true point of beginning is the same true point of beginning as described in that certain document recorded under Auditors File No. 200710110106, records of Skagit County Washington titled parcel "B" after adjustment; Thence the following courses along said Parcel "B" boundary, North $65^{\circ}38'15''$ West 89.27 feet; Thence North $60^{\circ}12'24''$ West 578.82 feet; Thence North $58^{\circ}52'21''$ West 337.35 feet; Thence North $43^{\circ}09'09''$ West 68.08 feet; Thence North $0^{\circ}43'05''$ West 371.65 feet; Thence North $3^{\circ}01'13''$ East 349.79 feet; Thence North $28^{\circ}03'28''$ East 282.53 feet; Thence North $39^{\circ}46'02''$ East 128.04 feet; Thence North $73^{\circ}15'44''$ East 458.76 feet; Thence North $49^{\circ}28'04''$ East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of $87^{\circ}56'43''$ an arc distance of 228.33 feet; Thence North $38^{\circ}28'39''$ West 106.10 feet; Thence North $29^{\circ}08'06''$ West 48.98 feet; Thence North $5^{\circ}45'31''$ West 28.47 feet; Thence North $27^{\circ}57'37''$ East 255.36 feet; Thence North $38^{\circ}57'10''$ East 102.81 feet; Thence North $76^{\circ}29'57''$ East 62.91 feet; Thence North $60^{\circ}00'00''$ East 58.53 feet; Thence South $44^{\circ}26'23''$ East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence leaving said boundary of Parcel "B" Northerly along the West margin of Babcock Road, North $3^{\circ}26'55''$ East 41.07 feet; Thence continuing along said West margin the following courses, North $11^{\circ}45'40''$ East 40.64 feet; Thence North $27^{\circ}27'02''$ East 32.32 feet; Thence North $32^{\circ}48'39''$ East 35.96 feet, more or less to the East line of the Southwest Quarter of the Northwest Quarter of said Section 11; Thence North $1^{\circ}36'43''$ East, along said East line, 139.16 feet to the Southerly margin of Swan Road; Thence the following courses along said Southerly margin, Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South $10^{\circ}04'23''$ West a distance of 2834.79 feet through a central angle of $6^{\circ}32'59''$ an arc distance of 324.06 feet; Thence North $86^{\circ}28'36''$ West 1027.43 feet, more or less to the West line of said Section 11; Thence North $1^{\circ}29'48''$ East, along said West line, 15.22 feet; Thence continuing along said right of way North $86^{\circ}40'21''$ West 59.18 feet; Thence North $86^{\circ}44'13''$ West 105.52 feet; Thence North $85^{\circ}17'44''$ West 96.36 feet; Thence North $82^{\circ}50'22''$ West 76.89 feet; Thence North $81^{\circ}18'27''$ West 146.29 feet to the centerline of Nookachamps creek; Thence the following meandered courses along the centerline of said Nookachamps creek, South $14^{\circ}59'44''$ West 44.48 feet; Thence South $1^{\circ}39'17''$ East 70.61 feet; Thence South $28^{\circ}20'12''$ East 86.67 feet; Thence South $63^{\circ}39'24''$ East 100.51 feet;

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Thence South 75° 45' 56" East 110.95 feet; Thence South 66° 37' 29" East 133.10 feet; Thence South 50° 39' 38" East 53.86 feet; Thence South 36° 57' 59" East 46.09 feet; Thence South 31° 38' 29" East 105.02 feet; Thence South 19° 37' 45" East 78.67 feet; Thence South 6° 28' 20" East 36.00 feet; Thence South 1° 15' 55" East 48.25 feet; Thence South 21° 57' 10" West 65.40 feet; Thence South 52° 42' 41" West 71.75 feet; Thence South 87° 55' 04" West 50.91 feet; Thence South 70° 43' 30" West 73.77 feet; Thence North 83° 33' 13" West 37.27 feet; Thence North 67° 12' 20" West 51.36 feet; Thence North 46° 14' 06" West 152.66 feet; Thence North 55° 38' 38" West 50.63 feet; Thence North 41° 51' 17" West 255.39 feet; Thence North 62° 11' 43" West 53.08 feet; Thence North 79° 35' 00" West 58.48 feet; Thence South 82° 24' 56" West 86.84 feet; Thence South 54° 57' 47" West 88.04 feet; Thence South 36° 22' 07" West 58.88 feet; Thence South 33° 34' 34" West 198.18 feet; Thence South 55° 01' 33" West 58.93 feet; Thence North 89° 28' 26" West 79.74 feet; Thence North 80° 41' 38" West 63.98 feet; Thence North 65° 20' 23" West 91.10 feet; Thence North 56° 36' 34" West 115.20 feet; Thence North 70° 29' 45" West 114.29 feet; Thence South 89° 35' 10" West 129.32 feet; Thence South 64° 49' 30" West 116.57 feet; Thence South 42° 00' 02" West 51.82 feet; Thence South 31° 47' 58" West 50.90 feet; Thence South 36° 03' 58" West 97.32 feet; Thence South 40° 28' 29" West 111.76 feet; Thence South 27° 08' 00" West 48.46 feet; Thence South 13° 48' 27" West 146.66 feet; Thence South 20° 24' 58" West 163.42 feet; Thence South 50° 47' 36" West 107.26 feet; Thence South 57° 39' 24" West 85.65 feet, more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 10; Thence leaving said creek centerline North 88° 44' 43" West, along said North line, 196.82 feet; Thence leaving said North line South 31° 56' 05" West 31.48 feet; Thence South 22° 29' 52" West 15.99 feet; Thence South 34° 40' 55" West 51.25 feet; Thence South 5° 54' 54" East 100.00 feet; Thence South 7° 21' 13" West 80.73 feet; Thence South 49° 27' 34" East 158.12 feet; Thence South 33° 46' 25" East 6.19 feet; Thence South 23° 32' 55" East 28.75 feet; Thence South 14° 56' 18" East 62.19 feet; Thence South 31° 17' 40" East 62.18 feet; Thence South 21° 43' 52" East 44.19 feet; Thence South 26° 20' 27" East 50.67 feet; Thence South 21° 18' 30" East 50.11 feet; Thence South 26° 08' 06" East 87.41 feet; Thence South 49° 19' 42" East 101.36 feet; Thence South 74° 28' 53" East 68.57 feet; Thence South 61° 47' 09" East 24.61 feet; Thence South 60° 00' 49" East 21.17 feet; Thence South 35° 59' 34" West 60.63 feet; Thence South 16° 40' 14" West 121.02 feet; Thence South 19° 08' 12" East 132.43 feet; Thence South 12° 29' 58" East 52.68 feet; Thence South 46° 52' 30" East 48.87 feet; Thence South 60° 03' 05" East 103.02 feet; Thence South 69° 30' 09" East 48.21 feet; Thence South 85° 54' 15" East 100.84 feet; Thence South 13° 32' 45" West 57.27 feet; Thence South 2° 03' 06" East 172.92 feet; Thence South 2° 06' 02" West 912.30 feet; Thence South 27° 26' 09" West 80.39 feet; Thence South 25° 10' 53" East 33.79 feet; Thence South 22° 11' 09" East 134.93 feet; Thence South 22° 14' 46" East 135.27 feet; Thence South 19° 27' 00" East 152.21 feet; Thence South 19° 27' 02" East 154.76 feet; Thence South 30° 22' 07" East 160.09 feet; Thence South 31° 44' 17" East 165.70 feet; Thence South 8° 25' 19" East 88.89 feet; Thence South 9° 23' 50" East 153.52 feet; Thence South 13° 53' 40" East 127.17 feet; Thence South 5° 13' 09" West 703.31 feet; Thence South 16° 31' 19" West 90.60 feet; Thence South 13° 16' 59" East 93.08 feet; Thence South 15° 26' 09" East 27.73 feet; Thence South 26° 42' 33" East 216.31 feet; Thence South 53° 03' 24" East 45.81 feet; Thence South 21° 00' 54" West 115.42 feet; Thence South 7° 01' 24" West 143.10 feet; Thence South 29° 48' 00" East 59.82 feet; Thence South 1° 34' 02" East 49.36 feet; Thence South 13° 38' 32" East 64.62 feet; Thence South 23° 58' 35" East 65.67 feet; Thence South 40° 38' 15" East 90.57 feet; Thence South 50° 23' 19" East 102.63 feet; Thence South 79° 51' 55" East 166.09 feet; Thence North 70° 45' 13" East 43.22 feet; Thence South 79° 25' 18" East 20.49 feet; Thence South 81° 40' 02" East 29.44 feet;

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Thence North 69° 25' 17" West 94.54 feet; Thence North 58° 31' 50" West 104.07 feet; Thence North 50° 26' 04" West 48.54 feet; Thence North 59° 32' 38" West 24.74 feet; Thence South 89° 03' 02" West 213.66 feet; Thence North 74° 35' 08" West 54.54 feet; Thence North 68° 35' 12" West 132.92 feet; Thence South 37° 17' 52" West 92.81 feet; Thence South 52° 15' 52" West 29.33 feet; Thence South 72° 35' 27" West 56.67 feet; Thence North 85° 25' 43" West 33.79 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 11; Thence North 1° 06' 44" East along the East line thereof, 614.85 feet more or less to a point which lies South 65° 38' 15" East from the true point of beginning; Thence North 65° 38' 15" West 163.26 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH those two portions of the Southwest ¼ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East W.M., delineated as "Detail I" and "Detail II" on Page 2 of Boundary Line Adjustment Survey approved May 28, 2014 and recorded June 9, 2014, as Skagit County Auditor's File No. 201406090095; and

ALSO TOGETHER WITH that portion of the Southwest ¼ of the Southwest ¼ in Section 11, Township 34 North, Range 4 East W.M., delineated as "ADJUSTED AREA CONTAINS 2.25 ACRES" on Page 2 of Boundary Line Adjustment Survey approved May 28, 2014, and recorded June 9, 2014 as Skagit County Auditor's File No. 201406090095; EXCEPT that portion of said "ADJUSTED AREA CONTAINS 2.25 ACRES" already included in the main body of Tract "A" described above.

EXCEPT the fee ownership underlying those Easement rights AND EXCEPT those Easement rights reserved by Clear Valley Environmental Farm, LLC, a Washington limited liability company, et al, on that certain Statutory Warranty Deed recorded November 20, 2007 as Auditor's File No. 200711200139; being a portion of the North ½ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M..

Tract "B":

Those Easement rights reserved by Clear Valley Environmental Farm, LLC, a Washington limited liability company, et al, on that certain Statutory Warranty Deed recorded November 20, 2007 as Auditor's File No. 200711200139; being a portion of the North ½ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., EXCEPT the following described property:

That portion of the below described Parcel "A" being a portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M. described as follows, being a portion of Parcel "A", after Boundary Line Adjustment, as recorded under Auditor's File No. 200708090007: Beginning at the most Southerly corner of the below described Parcel "A"; Thence North 60° 07' 16" West along the Southwesterly line thereof, 30.00 feet; Thence North 29° 52' 44" East 423.87 feet to a point on the Northeasterly line of the below Parcel "A"; Thence South 56° 41' 17" East along said line, 30.00 feet; Thence South 29° 52' 18" West 422.07 feet to the point of beginning.

Tract "C":

That portion of the Northwesterly ½ of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company, by Deed recorded June 2, 1890, in Volume 10 of Deeds, page 574, records of Skagit County, Washington, which lies within the Southeast ¼ of said Section 11 and lies Southwesterly of the Southeasterly extension of the Northeasterly line of that certain tract conveyed to Robert G. Lindvall, et ux, by Deed recorded September 3, 1982, as Auditor's File No. 8209030067.

Parcel "A":

Commencing at the North Quarter corner of Section 14, Township 34 North, Range 4 East, W.M.; thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right of way line of the Northern Pacific Railway Company; thence Southwesterly, along said right of way line, 1086.24 feet to a point hereinafter referred to as Point "A"; thence continue Southwesterly along said right of way, 408.00 feet; thence North 60° 07' 16" West in a straight line, 1691.33 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 14 and on

the West line of said Section 14 to the TRUE POINT OF BEGINNING; thence North, along the West line thereof a distance of 396.00 feet; thence East, along the North line of said Section 14, a distance of 329.30 feet; thence South $56^{\circ} 41' 17''$ East, along a line that would connect to the aforementioned Point "A", a distance of 1363.83 feet; thence South $29^{\circ} 52' 18''$ West 422.07 feet, to a point which lies South $60^{\circ} 07' 16''$ East from the true point of beginning; thence North $60^{\circ} 07' 16''$ West 1460.34 feet to the TRUE POINT OF BEGINNING.