

When recorded return to:
Leslie J. Lawson
606 Reed
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
7/15/2016 Page 1 of 5 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027930

CHICAGO TITLE
620027930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Huckleberry Hill LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Leslie J. Lawson, an unmarried person

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.)

Lot(s): 11-12 Block: 5 AND PTN BLK 31, JUNCTION ADD TO SEDRO TGW VACATED
STREET Tax/Map ID(s):

Tax Parcel Number(s): P76573 / 4166-005-012-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7162991
JUL 15 2016

Amount Paid \$

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2016

Huckleberry Hill LLC

BY: _____

John Janicki
Member

BY: _____

Katy Janicki
Member

STATUTORY WARRANTY DEED

(continued)

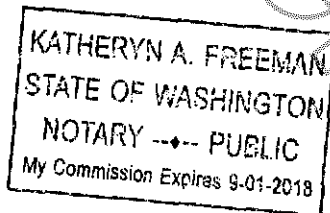
State of Washington
County of SKELT

I certify that I know or have satisfactory evidence that

John Janicki and
Katy Janicki

are the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~)
signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and
acknowledged it as the Members of Huckleberry Hill LLC to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 13, 2016



Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76573 / 4166-005-012-0007

Lots 11 and 12, Block 5, and that portion of the vacated unnamed street lying Northerly of Lot 11 and Southerly of Block 31, and between the East and West lines of said Lot 11 produced North as per Vacation Ordinance No. 449, all in the REPLAT OF THE JUNCTION ADDITION TO SEDRO, according to the Plat recorded in Volume 3 of Plats, page 38, records of Skagit County, Washington.

TOGETHER with that portion of the South 20 feet of Block 31, of said REPLAT OF THE JUNCTION ADDITION TO SEDRO, lying Easterly of the Northerly extension of the West line of Lot 11 Block 5, REPLAT OF THE JUNCTION ADDITION TO SEDRO.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Assessments, if any, levied by City of Sedro-Woolley.
3. City, county or local improvement district assessments, if any.