

**When recorded return to:**  
Birdsview, LLC  
103 N Township  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4291

Oct 01 2019

Amount Paid \$7125.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039961

**CHICAGO TITLE**

020039961

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mary Therese Janicki McGoffin and Lisa Janicki, Co-Trustees Janicki Family Trust, created under Trust Agreement dated May 1, 1988

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Birdsview, 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. NE SE, 10-35-7E, W.M.

Tax Parcel Number(s): P42397 / 350710-4-001-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2019

Mary Therese Janicki McGoffin and Lisa Janicki, Co-Trustees Janicki Family Trust, created under Trust Agreement dated May 1, 1988

BY: Mary Therese Janicki McGoffin  
Mary Therese Janicki McGoffin  
Co-Trustee

BY: Lisa Janicki Co-Trustee  
Lisa Janicki  
Co-Trustee

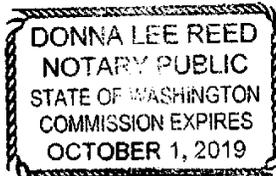
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mary Therese Janicki McGoffin

(s) is/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 Co-Trustees of The Janicki Family Trust, created under Trust Agreement dated May 1, 1988 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/19

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Naselle WA  
My appointment expires: 10/1/2019

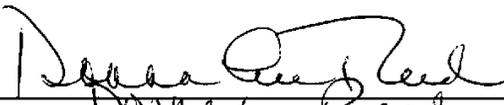


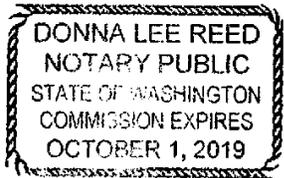
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa Janicki is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Co-Trustee of the Janicki Family Trust, created under Trust Agreement dated May 1, 1988 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/1/2019

  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maple Valley, WA  
My appointment expires 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P42397 / 350710-4-001-0001**

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THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE W.M., LYING NORTHERLY OF THE 300 FOOT WIDE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY, AS CONVEYED BY DEED RECORDED JANUARY 19, 1900 UNDER AUDITOR'S FILE NO. 32495, IN VOLUME 40 OF DEEDS, PAGE 277;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE DAVID RUSSEL ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED OCTOBER 24, 1944, UNDER AUDITOR'S FILE NO. 375409, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Conditional Use Permit and the terms and conditions thereof:

Recording Date: April 26, 1982  
 Recording No.: 8204260034  
 Regarding: To locate a log storage yard

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9609110085

3. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: July 24, 2006  
 Recording No.: 200607240140

4. 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 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."

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

Granted to: Puget Sound Energy, Inc.

**EXHIBIT "B"**

**Exceptions  
(continued)**

Purpose: Transmission, distribution and sale of electricity  
Recording Date: August 15, 2019  
Recording No.: 201908150058

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.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Landlord, Vendor or Mortgagee Waiver and Consent  
Lessor: Janicki Family Trust  
Lessee: Mark E. Lloyd and Pamela D. Lloyd, dba Lloyd Timber Products  
Recording Date: March 3, 2000  
Recording No.: 200003030018

10. Landlord, Vendor or Mortgagee Waiver and Consent and the terms and conditions thereof:

Landlord: Janicki Family Trust  
Grantor: Mark E. Lloyd and Pamela D. Lloyd, dba Lloyd Timber Products  
Grantee: Bank of America, N.A.  
Recording Date: March 3, 2000  
Recording No.: 200003030018

11. Unrecorded leases with certain terms, covenants, conditions and provisions set forth therein as disclosed by information provided to the Company

Lessees: Randi Ashe and Tyler Kales  
Washington Woodland Cooperative  
Western Reman Co.  
Martin Lowry