

After Recording Return To:
JF Hamilton, LLC
103 North Township Street
Sedro Woolley, WA 98284

202007020146

07/02/2020 03:32 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 7 2
JUL 02 2020

Amount Paid \$
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED

GRANTOR: PUNKIN CENTER, LLC, a Washington limited liability company

GRANTEE: JF HAMILTON, LLC, a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: ptn. E ½ NW ¼ NE ¼, S14-T35N-R6E, W.M.,
a/k/a Lot 5 of Survey AF #201908010056,
re-recorded under AF #201911200135

Assessors Tax Parcel No.: 350614-2-008-0007 – P41193

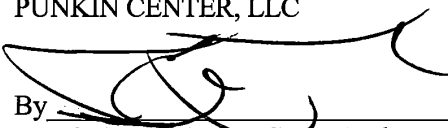
THE GRANTOR, PUNKIN CENTER, LLC, a Washington limited liability company, for and in consideration of a mere change in identity or form, conveys and warrants to JF HAMILTON, LLC, a Washington limited liability company, as Grantee, all of Grantor's right, title and interest in and to, including all after acquired title, the following described real estate, situated in the County of Skagit, State of Washington:

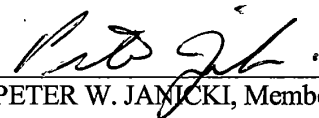
As hereto attached in Exhibit "A" and by this reference made a part hereof.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(d).

DATED: June 30, 2020.

PUNKIN CENTER, LLC

By 
ROBERT W. JANICKI, Member

By 
PETER W. JANICKI, Member

By 
MICHAEL F. JANICKI, Member

By 
JOHN P. JANICKI, Member

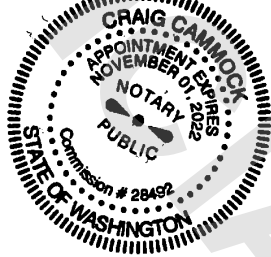
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as a Member of JF Hamilton, LLC, a Washington limited liability company, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of June, 2020.



Printed Name: CRAIG CAMMOCK
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires: 11-1-2022

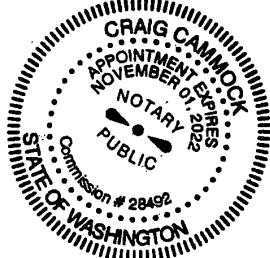
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that PETER W. JANICKI is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as a Member of JF Hamilton, LLC, a Washington limited liability company, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of June, 2020.



Printed Name: CRAIG CAMMOCK
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires: 11-1-2022

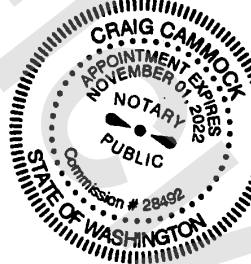
STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MICHAEL F. JANICKI is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as a Member of JF Hamilton, LLC, a Washington limited liability company, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of June, 2020.



Printed Name: _____

CRAIG CAMMOCK

NOTARY PUBLIC in and for the State of Washington

My Commission Expires: 11-1-2022

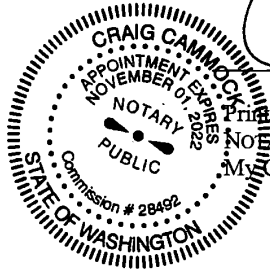
STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JOHN P. JANICKI is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as a Member of JF Hamilton, LLC, a Washington limited liability company, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of June, 2020.



Printed Name: _____

CRAIG CAMMOCK

NOTARY PUBLIC in and for the State of Washington

My Commission Expires: 11-1-2022

Exhibit A
Legal Description

Lot 5 of that certain Boundary Line Adjustment, approved by the Town of Hamilton on July 30, 2019, and recorded August 1, 2019 under Skagit County Auditor's File Number 201908010055 and re-recorded November 20, 2019 under Skagit County Auditor's File Number 201911200134.

Situate in the Town of Hamilton, Skagit County, State of Washington.