



202007020147

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

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20202452
JUL 02 2020

Amount Paid \$ 0
By MH Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

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

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

Legal Description: Exhibit "A"

Abbreviated Form: ptn. NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$; S14-T35N-R6E, W.M.,
a/k/a Lots 2 and 4 of Survey AF #201908010056,
re-recorded under AF #201911200135

Assessors Tax Parcel Nos.: 350614-2-001-0002 / P41201
350614-0-009-0008 / P41178

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 JA 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

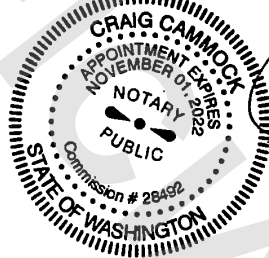
By 

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 JA 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.

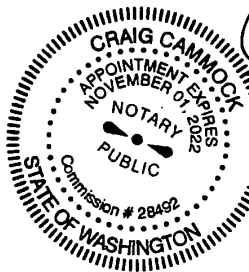


[Signature]
Printed Name: **CRAIG CAMMOCK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires: 11-1-2022

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 JA 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.



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

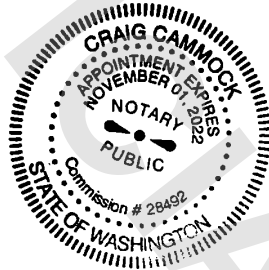
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that 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 JA 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

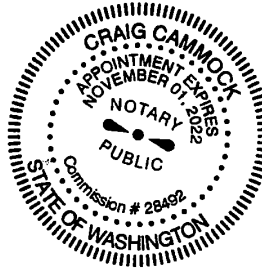
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that 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 JA 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

Lots 2 and 4 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.