

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Moore Street East, LLC  
719 Metcalf Street  
Sedro Woolley, WA 98284



**202008310267**

08/31/2020 03:20 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**CHICAGO TITLE**

**CT 620043494**

**WARRANTY DEED**

Grantor(s): STANISLAW PROPERTIES, LLC, a Washington limited liability company

Grantee(s): MOORE STREET EAST, LLC, a Washington limited liability company

Abbreviated Legals: SE 18-35-5

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos.:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 3439

AUG 31 2020

HB Amount Paid \$ 74,555.00  
By Skagit Co. Treasurer

Deputy

P107870 / 350518-4-024-0300

P107872 / 350518-4-024-0200

P39396 / 350518-4-014-0109

P39397 / 350518-4-015-0009

P39399 / 350518-4-017-0007

P39400 / 350518-4-018-0006

P39412 / 350518-4-029-0003

P39415 / 350518-4-031-0009

P107869 / 350518-4-024-0100

THE GRANTOR, STANISLAW PROPERTIES, LLC, a Washington limited liability company (the "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants to MOORE STREET EAST, LLC, a Washington limited liability company, all of the Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to wit:

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

Warranty Deed - 1  
Hwy 20

DATED: August 28, 2020.

STANISLAW PROPERTIES, LLC

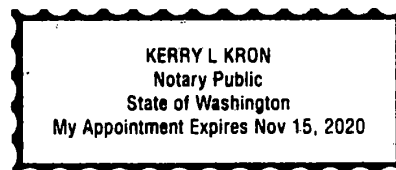
By: 

JOHN P. JANICKI, Its: Authorized Member

STATE OF WASHINGTON

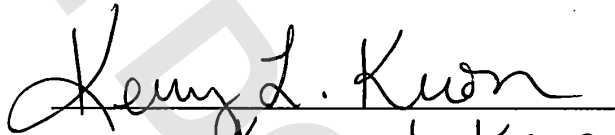
COUNTY OF SKAGIT

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 as the Authorized Member of STANISLAW PROPERTIES, 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 28<sup>th</sup> day of August, 2020.



Printed Name Kerry L. Kron  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11/15/2020

Exhibit "A" - Legal Description  
Stanislaw Properties to Moore Street East - Hwy 20

**P39412/ 350518-4-029-0003, P39415/ 350518-4-031-0009, P107870/ 350518-4-024-0300,  
P107869/ 350518-4-024-0100, P107872/ 350518-4-024-0200 and P39397/ 350518-4-015-0009**

**PARCEL A:**

Tracts 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 11-84, approved May 23, 1984 and recorded October 17, 1984 in Volume 6 of Short Plats, pages 179 and 180, under Auditor's File No. 8410170004, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

EXCEPT that portion deed to the City of Sedro-Woolley by Quit Claim Deed recorded under Auditor's File No. 200902200074, records of Skagit County, Washington.

TOGETHER WITH that portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying Northerly of the Great Northern Railway Company right-of-way;

EXCEPT the West 30 feet thereof;

AND EXCEPT the North 60 feet thereof;

AND ALSO EXCEPT that portion thereof lying Southerly of a sewer line as the same existed on May 1, 1970 and was referred to in Real Estate Contract recorded May 18, 1970, under Auditor's File No. 739080, records of Skagit County, Washington; and which runs in a Westerly direction from a point on the West line of the county road along the East line of said subdivision which is 351 feet, more or less, North of the centerline of the State Highway 20;

AND ALSO EXCEPT the East 20 feet for a road conveyed to Skagit County by Deed recorded under Auditor's File No. 57468, records of Skagit County, Washington;

AND FURTHER EXCEPTING any portion lying within the boundaries of Short Plat 92-019 recorded August 30, 1995 under Auditor's File No. 9508300056, records of Skagit County, Washington.

AND FURTHER EXCEPTING that portion deed to the City of Sedro-Woolley by Quit Claim Deed recorded under Auditor's File No. 200902200074, records of Skagit County, Washington.

Not including any structures, improvements and other personal property which are not owned by Grantor

Situated in Skagit County, Washington.

EXHIBIT "A"

**PARCEL D:**

The South Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT county road, State Highway and railway right of way;

AND EXCEPT the West 396 feet thereof.

Situated in Skagit County, Washington.

**PARCEL E:**

Tracts 1, 3 and 4 of SKAGIT COUNTY SHORT PLAT NO. 92-019, approved August 25, 1925, and recorded August 30, 1995, in Volume 12 of Short Plats, page 25, under Auditor's File No. 9508300056, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL F:**

That portion of the West half of the Northwest quarter of the Southeast quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying South and East of the County Road (McGarigle Road), (formerly right of way of the Puget Sound and Baker River Railway Company).

Except the West 194 feet thereof.

Situated in Skagit County, Washington.

**P39396 / 350518-4-014-0109, P39399 / 350518-4-017-0007 and P39400 / 350518-4-018-0006**

**PARCEL G:**

That portion of Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 described as follows:

Beginning at the Southwest corner of Lot 16, Wedmore Addition, as recorded in (Volume 9 of Plats page 115, records of Skagit County, Washington);

Thence Northerly along the West line of Lot 16 to Calkin Place;

Thence Westerly along Calkin Place to the Northeast corner of Lot 17, Wedmore Addition;

Thence Southerly along the East line of Lot 17 to the Southeast corner of Lot 17;

Thence Easterly to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "A"

**PARCEL H:**

The North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range S East of the Willamette Meridian;

EXCEPT the South 112 feet thereof;

AND EXCEPT the East 20 feet thereof for road;

AND EXCEPT road right-of-way conveyed to the City of Sedro Wooley by deed recorded under Auditor's File No. 200902200075, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL I:**

The South 112 feet of the North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range S East of the Willamette Meridian;

EXCEPT the East 220 feet thereof;

AND EXCEPT that portion, if any, lying within the South 20 rods of the East 40 rods of the Northwest Quarter of the Southeast Quarter of said Section 18.

Situated in Skagit County, Washington.

EXHIBIT "A"