

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



202008310268

08/31/2020 03:20 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

CHICAGO TITLE

QUITCLAIM DEED

CT 620043494

Grantor(s): JANICKI INDUSTRIES, INC., a Washington corporation

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

Abbreviated Legals: Ptn SW SE 18-35-5

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

Assessor's Tax Parcel Nos.: P39412 / 350518-4-029-0003;
P135220 / 350518-4-029-0103

THE GRANTOR, JANICKI INDUSTRIES, INC., a Washington corporation (the "Corporation"), for and in consideration of distribution of property of the Corporation, to its wholly owned subsidiary, which constitutes a mere change in identity, hereby conveys and quitclaims to its wholly owned subsidiary, MOORE STREET EAST, LLC, a Washington limited liability company, all of the Grantor's right, title and interest in and to the following described property, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to wit:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 3443
AUG 31 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By: HB Deputy

///

///

///

///

///

Quitclaim Deed - 1

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)(c).

DATED: 8-27-2020, 2020.

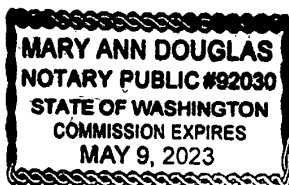
JANICKI INDUSTRIES, INC.

By: [Signature]
JOHN P. JANICKI, President

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 as the President of JANICKI INDUSTRIES, INC., a Washington corporation, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27 day of August, 2020.



[Signature]
Printed Name
Mary Ann Douglas
NOTARY PUBLIC in and for the State of
Washington
My Commission
Expires May 9, 2023

Exhibit "A" - Legal Description
Janicki Industries, Inc. to Moore Street East, LLC - 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 deeded 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 deeded to the City of Sedro-Woolley by Quit Claim Deed recorded under Auditor's File No. 200902200074, records of Skagit County, Washington.

Including any structures, improvements and other personal property which are owned by Grantor

Situated in Skagit County, Washington.

EXHIBIT "A"