

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



202008310275

08/31/2020 03:21 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/08/31
AUG 31 2020

CHICAGO TITLE
STATUTORY WARRANTY DEED

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy

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

Grantee(s): 222 FERRY STREET, LLC, a Washington limited liability company

Abbreviated Legal: ptn Blks 3 and 4, "Woolley, The Hub of Skagit
County, Washington," also S24-T35N-R4E;
ptn NE SE

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

Assessor's Tax Parcel Nos.: P37532 / 350424-0-143-0104
P77464 / 4177-004-007-0103
P77466 / 4177-004-900-0101
P77462 / 4177-003-007-0105

THE GRANTOR, JANICKI INDUSTRIES, INC., a Washington corporation (the
"Corporation"), for and in consideration of distribution of real property of the Corporation to
its wholly owned subsidiary, which constitutes a mere change in identity, hereby conveys and
warrants to 222 FERRY STREET, 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:

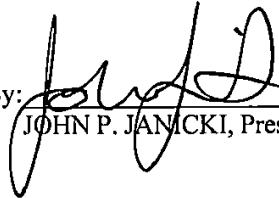
As hereto attached in Exhibit "A" and by this reference made a part hereof.

Statutory Warranty Deed - 1

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

DATED: 6/29/2020, 2020.

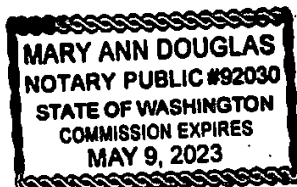
JANICKI INDUSTRIES, INC.

By: 
JOHN P. JANICKI, President

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 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 29 day of JUNE, 2020.





Printed Name MARY ANN DOUGLAS
NOTARY PUBLIC in and for the State of Washington
My Commission Expires MAY 9, 2023

Exhibit "A"
Legal Description

All that portion of the following described tracts of Land (designated as Parcels "A," "B," "C," and "D") lying Easterly of a line which is parallel to and 165 feet West of, and measured at right angles to, the West line of Murdock Street as established in the City of Sedro Woolley:

Parcel "A":

Lots 1 to 7, inclusive, Block 4, of "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County.

TOGETHER WITH the vacated alley in said Block 4, which upon vacation reverted to said premises by operation of law.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel "B":

Also that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Block 4, of "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plan recorded in Volume 2 of Plats, page 92; thence North along the West line of Murdock Street 30 feet; thence Westerly parallel with the Northerly line of Block 4 of said plat of "Woolley to the former Fairhaven and Southern (later Great Northern) Railway right-of-way; thence Southeasterly along said abandoned right-of-way to the Northwest corner of said Block 4; thence Easterly along the Northerly line of said Block 4 to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel "C":

That portion of a strip of land 100 feet wide in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, being 50 feet wide on each side of the centerline of the Fairhaven and Southern Railroad Company Spur (later Great Northern Railway Company) as originally located and established and conveyed to said company by deed recorded September 25, 1893 under Auditor's File No. 17519 in Volume 26 of Deeds, page 574, described as follows:

EXHIBIT "A"

Beginning at the most Southerly corner of said Block 4 of the Plat of "Woolley," said point being the intersection of the West line of Murdock Street and the Northeasterly line of said former Fairhaven and Southern Railroad Company right-of-way; thence Northwesterly along the Northeasterly line of said Fairhaven and Southern Railroad Company right-of-way to the Southerly line of that certain tract conveyed to the Seattle and Montana Railroad Company, a corporation, by that Deed dated July 24, 1906 and recorded August 16, 1906, in Volume 62 of Deeds, page 286; thence Westerly along the Southerly line, and the Southerly line extended, of said tract to the Westerly line of Block 3, of said plat of "Woolley," extended North; thence South along the extended Westerly line of said Block 3 of the Southwesterly line of said Fairhaven and Southern Railroad Company right-of-way; thence Southeasterly along said railroad right-of-way to the North line of Ferry Street; thence East along the North line of Ferry Street to the West line of Murdock Street; thence North to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel "D":

Lot 7 of Block 3, of "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated street adjacent thereto, which upon vacation reverted to said premises by operation of law.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT "A"