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202104050216

04/05/2021 04:05 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-1452  
APR 05 2021

Amount Paid \$0  
By Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

THE GRANTOR, HUCKLEBERRY HILL, LLC, a Washington Limited Liability Company, for and in consideration of transfer to Members in proportion to ownership (WAC 458-61A-211(2)(b)), conveys and quit claims to GRANTEE, JOHN P. JANICKI and KATHERINE S. JANICKI, husband and wife, MARGARET R. JANICKI, a single person as her separate property, JOHN S. JANICKI, a single person as his separate property, JOSEPH C. JANICKI, a single person as his separate property, and BRIDGETTE C. JANICKI, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P47119 (360226-0-016-0008)

Abbreviated Legal Description: A portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian.

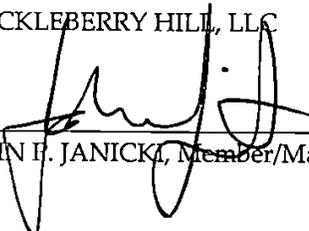
Legal Description more fully described on Exhibit "A" and incorporated herein by this reference.

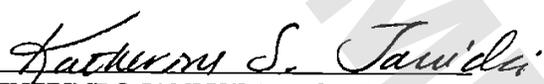
Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Situated in Skagit County, Washington.

Dated the 16<sup>th</sup> day of March, 2021.

HUCKLEBERRY HILL, LLC

By:   
JOHN P. JANICKI, Member/Manager

By:   
KATHERINE S. JANICKI, Member/Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JOHN P. JANICKI and KATHERINE S. JANICKI are the persons who appeared before me or are personally known to me and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as Members/Managers of HUCKLEBERRY HILL, LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16<sup>th</sup> day of March, 2021.



LAWRENCE A. PIRKLE \_\_\_\_\_  
*[Signature]* \_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington,  
Residing at Mount Vernon,  
My Commission Expires: 5/7/23

EXHIBIT "A"

Assessor's Parcel Number: P47119 (360226-0-016-0008)

**PARCEL A:**

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at a point on the shore of Bellingham Bay which is North  $01^{\circ}42'41''$  East a distance of 1,156.50 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $01^{\circ}42'41''$  West along said section line a distance of 462.00 feet;  
thence due West a distance of 178.38 feet to the true point of beginning;  
thence due East a distance of 78.34 feet to an intersection with the West line of the East 100.00 feet of said Section 26;  
thence North  $01^{\circ}42'41''$  East, along said West line a distance of 456.00 feet, more or less, to the high water line;  
thence Southwesterly along said high water line a distance of 79.00 feet, more or less, to a point that is North  $01^{\circ}42'41''$  East from the true point of beginning;  
thence South  $01^{\circ}42'41''$  West a distance of 446.00 feet, more or less, to the true point of beginning;

(Also known as Tract C of Short Plat 59-73, approved December 26, 1973.)

Situated in Skagit County, Washington.

**PARCEL B:**

Second class tidelands, as conveyed by the State of Washington, described as follows:

Commencing at the meander corner between Section 25 and Section 26, Township 36 North, Range 2 East of the Willamette Meridian, said meander corner being monumented and described as shown on survey map filed and recorded January 8, 1974, in Volume 1 of Surveys, page 42, records of Skagit County, Washington;  
thence North a distance of 66.00 feet;  
thence South  $87^{\circ}23'$  West a distance of 100.00 feet to the true point of beginning;  
thence continue South  $87^{\circ}23'$  West a distance of 77.96 feet;  
thence North  $01^{\circ}10'40''$  West a distance of 701.22 feet to the Northerly line of those second class tidelands conveyed to Gilbert E. Mullen and Deloris Mullen, et al, by Quit Claim Deed recorded under Auditor's File No. 787004, records of Skagit County, Washington;  
Thence North  $85^{\circ}53'$  East along the Northerly line of said second class tidelands a distance of 60.37 feet;  
Thence South  $02^{\circ}37'$  East a distance of 702.58 feet to the true point of beginning.

Situated in Skagit County, Washington.

**PARCEL C:**

An easement for ingress and egress described as follows:

Commencing at a point on the East line of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian;

Thence North  $01^{\circ}42'41''$  East a distance of 1,156.50 feet from the SE corner of said Lot 1, said point being on the shore of Bellingham Bay (said point being called the NE corner of said Government Lot 1);

Thence South  $01^{\circ}42'41''$  West along said East line a distance of 462.00 feet to the true point of beginning;

Thence due West a distance of 100.04 feet;

Thence North  $01^{\circ}42'41''$  East, parallel with said East line a distance of 20.01 feet;

Thence due West a distance of 259.45 feet;

Thence North  $01^{\circ}42'41''$  East, parallel with said East line a distance of 255.59 feet;

Thence due West a distance of 20.01 feet;

Thence South  $01^{\circ}42'41''$  West, parallel with said East line a distance of 295.60 feet;

Thence due East a distance of 379.50 feet to said East section line;

Thence North  $01^{\circ}42'41''$  East, along said East line a distance of 20.00 feet to the true point of beginning.

ALSO an easement for ingress and egress and utilities over and across the East 6.00 feet of Tract B, SHORT PLAT NO. 59-73, according to that certain Surveyors Certificate recorded January 8, 1974, in Block 1 of Surveys, page 42, under Auditor's File No. 795314, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Together with and subject to: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.