

202312190025

12/19/2023 10:58 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:  
George Janicki  
2125 E Section  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20239077  
Dec 19 2023  
Amount Paid \$9562.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055132

CHICAGO TITLE

620055132

### STATUTORY WARRANTY DEED

THE GRANTOR(S) 2125 E Section, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to George Janicki, an unmarried person and Mollie Janicki, an  
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT. 1, MOUNT VERNON SPL NO. LU 05-102, REC NO. 200607100137

BEING A PTN OF SE 1/4 SE 1/4 20-34-4E, W.M.

Tax Parcel Number(s): P124767 / 340420-4-008-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: October 25, 2023

2125 E Section LLC

BY: Steven J. ShulmanSteven J. Shulman  
ManagerState of Washington  
County of SkagitThis record was acknowledged before me on October 25, 2023 by Steven J. Shulman  
Manager of 2125 E Section, LLCMarina T Ball

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: April 16, 2025

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124767 / 340420-4-008-0100**

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LOT 1, MOUNT VERNON SHORT PLAT NO. LU 05-102, RECORDED UNDER AUDITOR'S FILE NO. 200607100137, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Mount Vernon Short Plat No. LU 05-102:

Recording No: 200607100137

2. Easement and Cost Sharing Agreement and the terms and conditions thereof:

Recording Date: July 10, 2006  
Recording No.: 200607100138

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.