

After Recording Return To:  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By BELEN MARTINEZ  
Affidavit No. 20242153  
Date 09/13/2024

**STATUTORY WARRANTY DEED**

**GRANTOR:** **ROB JANICKI,**  
as his separate property

**GRANTEE:** **BONUS, LLC,**  
a Washington limited liability company

**Legal Description:**

**Abbreviated Form:** Ptn N 1/2, 14-35-6; Ptn Blk 17, Central Add. to Hamilton; Blks  
34, 35, 59, & 60, Hamilton Townsite

**Additional on:** Exhibit "A"

**Assessor's Tax Parcel Nos.:** P73754; P73755; P73756; P73769;  
P73770; P73771; P73772; P73826  
P41181; P105676; P106003; P73753

THE GRANTOR, **ROB JANICKI**, as his separate property, for and in consideration of a transfer pursuant to WAC 458-61A-211(2)(a) (mere change in identity or form), does hereby convey and warrant to **BONUS, LLC**, a Washington limited liability company, as Grantee, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

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

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.



**Exhibit "A"**  
**Legal Description**

PARCEL "A":

That portion of the North ½ of Section 14, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1,189.2 feet West and 812.0 feet South of the Northeast corner of said Section 14, which point is hereinafter referred to as Point A;  
thence West 669.7 feet;  
thence South 165.2 feet, more or less, to the centerline of Alder Creek Slough, and the true point of beginning;  
thence West along the center of said slough, 197.0 feet;  
thence Southwesterly and Southerly along the center of said slough to the Northerly boundary of the Great Northern Railway right of way;  
thence Easterly along said right of way, 159.9 feet, more or less, to the Southwest corner of Block 59, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington, being also a corner of that property conveyed to Sidney H. Cathey by deed dated July 10, 1937, filed September 3, 1937, under Auditor's File No. 294036 and recorded in Volume 172 of Deeds, page 527, records of Skagit County, Washington;  
thence North to an inner corner of said Cathey premises;  
thence South 88°19'00" East 1,127.0 feet;  
thence North 01°41'00" East 100.0 feet;  
thence South 88°19'00" East 350.0 feet to a point lying South 01°58'00" East 716.8 feet from said Point A;  
thence North 01°58'00" West to the centerline of Alder Creek Slough;  
thence Westerly along said centerline to the true point of beginning;

EXCEPT right of way for Pettit Street along the East line thereof;

ALSO EXCEPT that portion of said premises, if any, lying South of the South line of said premises conveyed to Sidney H. Cathey;

AND ALSO EXCEPT the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of said section;

AND ALSO EXCEPT those portions lying within the "CENTRAL ADDITION TO HAMILTON", as per plat recorded in Volume 2 of Plats, page 55, records of Skagit County, Washington, and "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO

EXHIBIT "A"

THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

PARCEL "B":

The East 9.9 feet of Lots 6 and 19; and all of Lots 7 through 18, inclusive, Block 17, "CENTRAL ADDITION TO HAMILTON", as per plat recorded in Volume 2 of Plats, page 55, records of Skagit County, Washington,

EXCEPT that portion, if any, lying Northwesterly of the centerline of Alder Creek Slough.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

PARCEL "C":

Lots 13 through 24, inclusive, Block 34; Lots 4 through 17, inclusive, Block 35; Lots 6 through 10, inclusive, Block 59; and Lots 13 through 24, inclusive, Block 60, "THE HAMILTON TOWNSITE COMPANY'S SECTION ADIDITON TO THE TOWN OF HAMILTO, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

PARCEL "D":

The Northerly 35.0 feet of Burlington Northern Railroad Company's (formerly Great Northern Railway Company), 100.0 foot wide Sedro-Woolley, to Concrete, Washington Branch Line right of way, now discontinued, being 50.0 feet wide on each side of said Railroad Company's Main Track centerline as originally located and constructed upon, over and across the North ½ of the Southwest ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 14, Township 35 North, Range 6 East, W.M., Skagit County, Washington, lying between two lines drawn parallel with distant 15.0 feet and 50.0 feet Northerly, measured at right angles from said Main Track centerline bounded on the East by the West line of Pettit Street and bounded on the West by the Southerly extension of the West line of Block 17, "TOWN PLAT OF HAMILTON", as per plat recorded in Volume 1 of Plats, page 15, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

EXHIBIT "A"

PARCEL "E":

That portion of said Railroad Company's 250.0 foot wide Station Ground property at Hamilton, Washington located on said Branch Line right of way situated in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 14, Township 35 North, Range 6 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 3, Block 35, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington;

thence Southerly along the East line of said Lot 3 and the Southerly extension thereof 150.0 feet to a point being 50.0 feet Northerly, as measured at right angles from said Main Track centerline; thence Easterly parallel with said Main Track centerline to the intersection with the Southerly extension of the West line of Pettit Street according to said plat; thence Northerly along said Southerly extension of the West line of Pettit Street 150 feet; thence Westerly parallel with said Main Track centerline to the point of beginning.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

PARCEL "F":

Lots 1 through 12, inclusive Block 34, and Lots 1, 2, and 3, inclusive, Block 35, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

PARCEL "G":

Lots 1 through 12, inclusive, Block 60 and Lots 1, 2, 3, 4, and 5, Block 59, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

EXHIBIT "A"