

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 Lena Thompson
Affidavit No. 20250409
Date 02/14/2025

STATUTORY WARRANTY DEED

GRANTOR: **SEDRO-WOLLEY HERITAGE PROPERTIES, L.L.C.,**
a Washington limited liability company

GRANTEES: **JOHN P. JANICKI**, a married man, as his separate property;
As to an undivided one-third fractional interest as tenant in common
ROBERT W. JANICKI, a married man, as his separate property;
As to an undivided one-third fractional interest as tenant in common
GREEN DEVELOPMENT, L.L.C., a Washington limited liability company;
As to an undivided one-third fractional interest as tenant in common

Legal Description:

Abbreviated Form: Ptn Section 24, Township 35, Range 04 E.W.M.

Additional on Page: Exhibit A

Assessors Tax Parcel No: 4177-005-015-0001 / P77473

THE GRANTOR, **SEDRO-WOLLEY HERITAGE PROPERTIES, L.L.C.**, a Washington limited liability company, for and in consideration of transfer to its members in proportion to the members' respective membership interests and for no monetary consideration (mere change in form of ownership), conveys and warrants to **JOHN P. JANICKI**, a married man,

STATUTORY WARRANTY DEED

as his separate property, as to an undivided one-third fractional interest, as tenant in common; **ROBERT W. JANICKI**, a married man, as his separate estate, as to an undivided one-third fractional interest, as tenant in common; and **GREEN DEVELOPMENT, L.L.C.**, a Washington limited liability company, as to an undivided one-third fractional interest, as tenant in common, all of Grantor's right, title and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

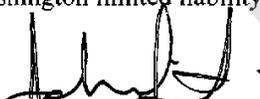
See tracts of land described on Exhibit A attached hereto and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

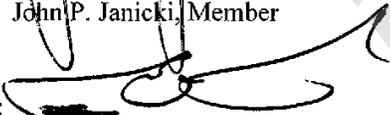
SUBJECT TO: Easements, covenants, restrictions and reservations of record.

DATED this 31 day of December, 2024

SEDRO-WOOLLEY HERITAGE PROPERTIES, LLC
a Washington limited liability company

By: 

John P. Janicki, Member

By: 

Robert W. Janicki, Member

GREEN DEVELOPMENT, LLC,
a Washington limited liability company



By: Michael Janicki, Its: Manager, and in its capacity as
Member of Sedro-Woolley Heritage Properties, LLC

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 signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of **SEDRO-WOOLLEY HERITAGE PROPERTIES, L.L.C.**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7 day of Dec, 2024.



Erin Klinger
Printed Name Erin Klinger
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8-16-27

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ROBERT W. JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of **SEDRO-WOOLLEY HERITAGE PROPERTIES, L.L.C.**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31 day of Dec, 2024.



Erin Klinger
Printed Name Erin Klinger
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8-16-27

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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MICHAEL JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of **GREEN DEVELOPMENT, L.L.C.**, a Washington limited liability company, in its capacity as Member of **SEDRO-WOOLLEY HERITAGE PROPERTIES, L.L.C.**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31 day of Dec, 2024.



Erin Klinger
Printed Name Erin Klinger
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8-16-27

EXHIBIT A
(Legal Description)

Lots 10, 11, 12, Block 5, WOOLLEY, THE HUB OF SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington;

EXCEPT the North 70 feet thereof;

AND Lots 13, 14, and the East 28 feet of Lot 15, Block 5, WOOLLEY THE HUB OF SKAGIT COUNTY, according to the plat thereof, recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "A"