

After Recording Return To:

SKAGIT LAW GROUP, PLLC  
P. O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250442  
Feb 18 2025  
Amount Paid \$1877.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

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**GRANTOR:**                    **ROBERT W. JANICKI,**  
a married man, as his separate estate,  
*As to an undivided one-sixth fractional interest*

**GRANTEE:**                    **HUCKLEBERRY HILL, LLC,**  
a Washington limited liability company;  
*As to an undivided one-sixth 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

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THE GRANTOR, **ROBERT W. JANICKI**, a married man, as his separate estate, as to an undivided one-sixth fractional interest, for and in consideration Ten and No/100s Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **HUCKLEBERRY HILL, LLC**, a Washington limited liability company, an undivided one-sixth fractional interest, as tenant in common, 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.

STATUTORY WARRANTY DEED

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

  
\_\_\_\_\_

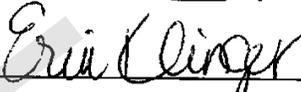
ROBERT W. JANICKI

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 and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

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



  
\_\_\_\_\_

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

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"