

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. 20250456
Date 02/19/2025

STATUTORY WARRANTY DEED

GRANTORS: **GREEN DEVELOPMENT, L.L.C.**,
a Washington limited liability company,
As to an undivided three-sixths fractional interest;
HUCKLEBERRY HILL, LLC,
a Washington limited liability company,
As to an undivided one-sixth fractional interest; and
JOHN P. JANICKI,
a married man, as his separate estate,
As to an undivided two-sixths fractional interest

GRANTEE: **SEDRO-WOOLLEY HERITAGE PROPERTIES, L.L.C.**
a Washington limited liability company

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 GRANTORS, **GREEN DEVELOPMENT, L.L.C.**, a Washington limited liability company, as to an undivided three-sixths fractional interest; **HUCKLEBERRY HILL, LLC**, a Washington limited liability company, as to an undivided one-sixth fractional interest; and **JOHN P. JANICKI**, a married man, as his separate estate, as to an undivided two-sixths fractional interest, for and in consideration of mere change in form of ownership, and for no monetary consideration or assumption of debt, convey and warrant to **SEDRO-WOOLLEY HERITAGE PROPERTIES**,

STATUTORY WARRANTY DEED

L.L.C., a Washington limited liability company, all of Grantors' 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.

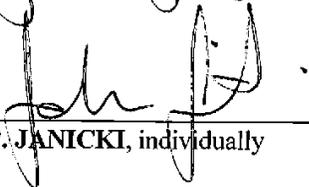
DATED this 31 day of December, 202A.

GREEN DEVELOPMENT, L.L.C.,
a Washington limited liability company


By: Michael Janicki, Its: Manager

HUCKLEBERRY HILL, LLC,
a Washington limited liability company


By: John P. Janicki, Its: Manager


JOHN P. JANICKI, individually

(Acknowledgements follow.)

STATUTORY WARRANTY DEED

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, 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

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 the Manager of **HUCKLEBERRY HILL, LLC**, 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

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 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.



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"
