

202511140051

11/14/2025 12:57 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Pettit Street, LLC
103 N. Township St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3721
NOV 14 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

LT

STATUTORY WARRANTY DEED

GRANTORS: JF HAMILTON, LLC,
a Washington limited liability company

GRANTEES: PETTIT STREET, LLC,
a Washington limited liability company
*NW, NE

Abbreviated Legal: Ptn Section 14, Township 35 N, Range 06 E.W.M.
Ptn Lot 5, B1A, 201908010055, rec as
Additional Legal on page(s): Exhibits A, B, C, & D 20191120013A

Assessor's Tax Parcel Nos.: 350614-1-008-0007 / P41193

JF HAMILTON, LLC, a Washington limited liability company, as Grantor, for the purpose of contribution to a limited liability company, hereby conveys and warrants to GRANTEE, PETTIT STREET, LLC, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

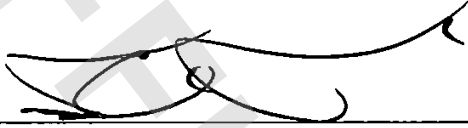
As hereto attached in Exhibit "A" and by this reference made a part hereof.

Signatures and acknowledgements follow:

Statutory Warranty Deed - 1

DATED this 10th day of October, 2025.

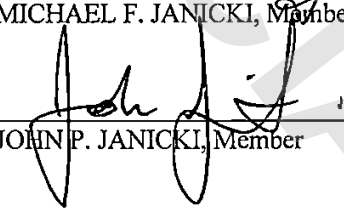
JF HAMILTON, LLC,
a Washington limited liability company



ROBERT W. JANICKI, Member



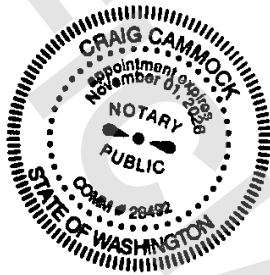
MICHAEL F. JANICKI, Member



JOHN P. JANICKI, Member

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that MICHAEL F. 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 Member of JF HAMILTON, 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.



Dated: 10-30-25

(Signature)

NOTARY PUBLIC

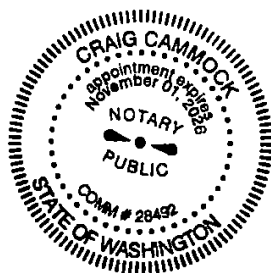
CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-2026

State of Washington)
) ss
 County of Skagit)

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 Member of JF HAMILTON, 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.



Dated: 10-30-25

(Signature)

NOTARY PUBLIC

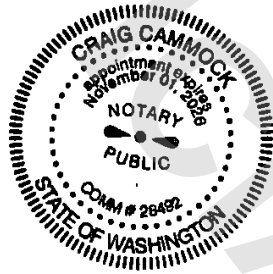
CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-2026

State of Washington)
) ss
County of Skagit)

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 the Member of JF HAMILTON, 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.



Dated: 10.30.25
(Signature) _____

NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-2026

Exhibit "A"
Legal Description
(Skagit County Assessor's Parcel Number P41193)

LOT 5 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, APPROVED BY THE TOWN OF HAMILTON ON JULY 30, 2019, AND RECORDED AUGUST 1, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201908010055 AND RE-RECORDED NOVEMBER 20, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201911200134, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF STATE ROUTE 20 WITH THE WEST MARGIN OF PETTIT STREET;

THENCE NORTH 87° 58' 58" WEST ALONG SAID SOUTH MARGIN OF STATE ROUTE 20 64.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 2° 01' 03" WEST 437.63 FEET;

THENCE SOUTH 88° 58' 51" EAST 24.00 FEET;

THENCE SOUTH 2° 01' 03" WEST 139.55 FEET;

THENCE SOUTH 11° 25' 56" WEST 61.82 FEET;

THENCE SOUTH 86° 06' 21" EAST 40.36 FEET;

THENCE SOUTH 78° 15' 46" EAST 26.67 FEET TO THE WEST LINE OF LOT 1 OF SHORT PLAT NO. HAM-94-01, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9402110124;

THENCE SOUTH 0° 38' 22" WEST ALONG SAID WEST LINE 102 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK AS SHOWN UPON SAID BOUNDARY LINE ADJUSTMENT;

THENCE NORTH 82° 48' WEST ALONG SAID ORDINARY HIGH WATER MARK 258.7 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 5;

THENCE NORTH 0° 57' 31" EAST ALONG SAID WEST LINE 742 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF STATE ROUTE 20;

THENCE SOUTH 87° 58' 57" EAST ALONG SAID MARGIN 80.51 FEET;

THENCE SOUTH 66° 10' 52" EAST ALONG SAID MARGIN 53.85 FEET;

THENCE SOUTH 87° 58' 58" EAST ALONG SAID MARGIN 57.85 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON