

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. 20241710
Date 08/09/2024

STATUTORY WARRANTY DEED

GRANTOR: OVERLOOK CREST, LLC, a
Washington limited liability company

GRANTEE: OVERLOOK FOREST, LLC, a
Washington limited liability company

Legal Description:

Abbreviated Form: Parcel A: Ptn NE ¼ SW ¼ 31-34-5
Parcel B: Ptn SE ¼ SW ¼ 30-34-5
Parcel C: Government Lot 2 31-34-5
Parcel D: E ½ NW ¼ 31-34-5
Parcel E: Ptn NW ¼ SE ¼ 30-34-5
Parcel F: NE ¼ SW ¼ 30-34-5

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 340531-0-002-0006/P30526; 340531-3-001-0001/P30544
340531-2-002-0002/P30543; 340531-2-001-0003/P30542
340530-3-002-0001/P30514; 340530-3-001-0200/P104162
340530-3-001-0002/P30512; 340530-4-002-0009; P30517

THE GRANTOR, **OVERLOOK CREST, LLC**, a Washington limited liability company, a Washington limited liability company, for and in consideration of a transfer pursuant to WAC 458-61A-211(2)(d) (mere change in identity or form), does hereby convey and warrant to **OVERLOOK FOREST, 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.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(d).

DATED: August 6, 2024.

OVERLOOK CREST, LLC,
a Washington limited liability company

By: 
Robert W. Janicki, Member

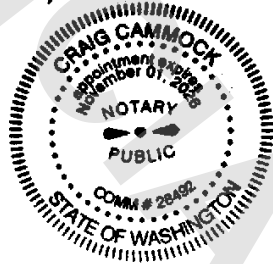
By: 
Michael R. Janicki, Member

(Acknowledgments follow.)

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 as the Member of **OVERLOOK CREST, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: August 6, 2024.

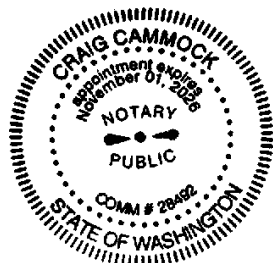


[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **MICHAEL F. JANICKI** is the person who appeared before me, and said person acknowledged that he signed this instrument as the Member of **OVERLOOK CREST, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: August 6, 2024.



[Signature]
(Signature of Notary)
CRAIG CAMMOCK
(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

Exhibit "A"
Legal Description

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, W.M.,

EXCEPT road rights of way,

AND EXCEPT a tract conveyed to Skagit County by deed dated December 8, 1936, and recorded March 9, 1937, in Volume 171 of Deeds, page 345, records of Skagit County, Washington, which is more particularly described as follows:

Beginning at a point being North $18^{\circ}38'30''$ West a distance of 1,347.6 feet from the South $\frac{1}{4}$ corner of said Section 31;
thence North $0^{\circ}19'$ East a distance of 120.0 feet;
thence North $63^{\circ}27'30''$ West a distance of 255.9 feet;
thence South $0^{\circ}19'$ West a distance of 240.0 feet
thence North $88^{\circ}38'$ East a distance of 230.0 feet, more or less, to a point of beginning; (bearings are referred to the South line of the Southwest $\frac{1}{4}$ of said Section 31 as bearing North $87^{\circ}36'30''$ East),

ALSO EXCEPT the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$,

AND ALSO EXCEPT that portion of the above-described property lying Southwest of the County road commonly known as Walker Valley Road conveyed to Clay Imhof by deed dated April 4, 1984, and recorded April 30, 1984, in Volume 558 of Deeds, page 252, under Auditor's File No. 8404300071, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 2 in Section 31, Township 34 North, Range 5 East, W.M.

EXHIBIT "A"

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The East ½ of the Northwest ¼ of Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The Northwest ¼ of the Southeast ¼ in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County Road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

The Northeast ¼ of the Southwest ¼ in Section 30, Township 34 North, Range 5 East, W.M.,

EXCEPT County road right of way commonly known as the Gunderson Road,

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deeds recorded November 18, 1986, under Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deeds recorded on October 31, 1988, under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"