



When recorded return to: Bajo Development, LLC, a Washington state limited liability company 14073 Hillwood Drive Bow, WA 98232

Recorded at the request of:

File Number: 114494

Statutory Warranty Deed

114494 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Isaac Smith, who acquired title as Issac Smith a minor under the California Uniform Gift to Minor Act and who has now reached an age of majority, as to an undivided 10.8% interest; Traci Smith as custodian for Svea Smith under the California Uniform Gift to Minor Act as to an undivided 10.8% interest; Jana Boyd as to an undivided 8% interest; Jana Boyd as custodian for Alec Boyd under the California Uniform Gift to Minor Act as to an undivided 6.8% interest; Jana Boyd as custodian for James Boyd under the California Uniform Gift to Minor Act as to an undivided 6.8% interest; Jana Boyd as custodian for Grace Boyd under the California Uniform Gift to Minor Act as to an undivided 6.8% interest; Daryl L. Struthers as to an undivided 25% interest; and the Heirs and devisees of Sharon K. Struthers, deceased, as to an undivided 25% interest, being ALL the partners of S.C.S. Enterprises, a Partnership being ALL the partners of S.C.S. Enterprises for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Bajo Development, LLC, a Washington state limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Portion of Lots 2, 3 and 6 of Jameson Acreage Property

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P104178, 4163-000-006-0100, P76502, 4163-000-002-0409, P76503, 4163-000-003-0101

Dated 8-9-17

S.C.S. Enterprises, a Washington state partnership

By: Daryl Struthers, General Partner

By: Isaac Smith, General Partner

By: Traci Smith as custodian for Svea Smith under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd, General Partner

By: Jana Boyd as custodian for Alec Boyd under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd as custodian for James Boyd under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd, as custodian for Grace Boyd under the California Uniform Gift to Minor Act, General Partner

Estate of Sharon K. Struthers By: Lisa Bowser, as Personal Representative for Sharon K. Struthers, General Partner

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20173781 AUG 14 2017 Amount Paid \$ 539.00 Skagit Co. Treasurer By MAM Deputy

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20173782 AUG 14 2017 Amount Paid \$ 3921.00 Skagit Co. Treasurer By MAM Deputy LPB 10-05(i-1) Page 1 of 5

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By: Jana Boyd as custodian for Alec Boyd under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd, as custodian for Grace Boyd under the California Uniform Gift to Minor Act, General Partner

By: Isaac Smith, General Partner

By: Jana Boyd, General Partner

By: Jana Boyd as custodian for James Boyd under the California Uniform Gift to Minor Act, General Partner

Estate of Sharon K. Struthers

By: Lisa Bowser, as Personal Representative for Sharon K. Struthers, General Partner

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Dated

8/9/2017

S.C.S. Enterprises, a Washington state partnership

By: Daryl Struthers, General Partner

By: Traci Smith as custodian for Svea Smith under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd as custodian for Alec Boyd under the California Uniform Gift to Minor Act, General Partner

By: Jana Boyd, as custodian for Grace Boyd under the California Uniform Gift to Minor Act, General Partner

By: Isaac Smith, General Partner

By: Jana Boyd, General Partner

By: Jana Boyd as custodian for James Boyd under the California Uniform Gift to Minor Act, General Partner

Estate of Sharon K. Struthers

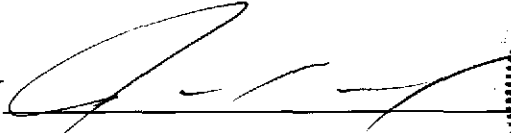
By: Lisa Bowser, as Personal Representative for Sharon K. Struthers, General Partner

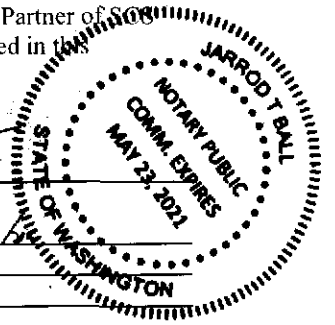
Order No:

STATE OF Washington  
COUNTY OF SPOKANE } SS:

I certify that I know or have satisfactory evidence that Daryl Struthers is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/9/2017



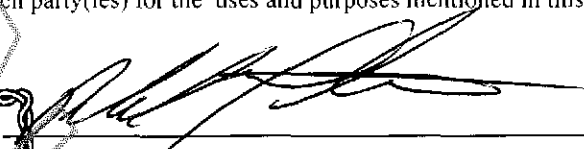


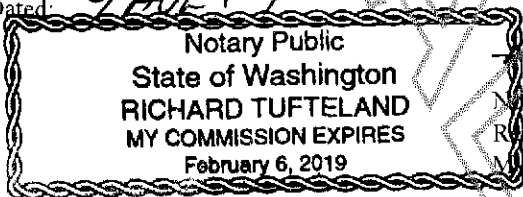
Notary Public in and for the State of Washington  
Residing at Lake Shwano  
My appointment expires: 5/23/2021

STATE OF WASHINGTON  
COUNTY OF SPOKANE } SS:

I certify that I know or have satisfactory evidence that Isaac Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9 Aug 17





Notary Public in and for the State of WASHINGTON  
Residing at 2910 5TH AVE E  
My appointment expires: 6 FEB 19

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Traci Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Custodian for Svea Smith under the California Uniform Gift to Minor act as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Order No:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Daryl Struthers is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Isaac Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

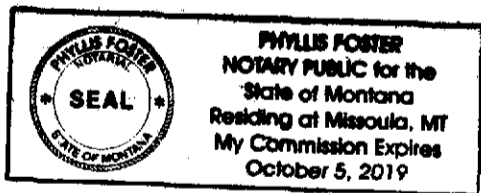
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF MONTANA }  
COUNTY OF MISSOULA } SS:

I certify that I know or have satisfactory evidence that Traci Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Custodian for Svea Smith under the California Uniform Gift to Minor act as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 11, 2017

Phyllis Foster  
Notary Public in and for the State of MONTANA  
Residing at MISSOULA  
My appointment expires: OCTOBER 5, 2019

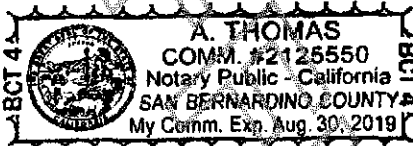


Order No:

STATE OF California }  
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that Jana Boyd is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of SCS Enterprises, and said person acknowledged that she signed this instrument and acknowledged it, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 08/08/17

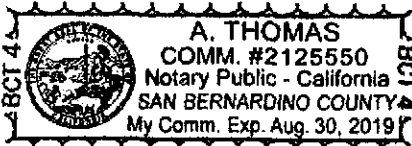


[Signature]  
Notary Public in and for the State of California  
Residing at San Bernardino  
My appointment expires: 08/30/2019

STATE OF California }  
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that Jana Boyd is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Custodian for Alec Boyd under the California Uniform Gift to Minor act as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 08/08/17

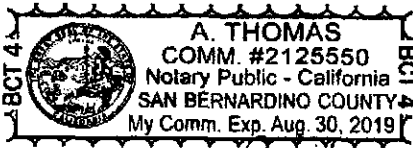


[Signature]  
Notary Public in and for the State of California  
Residing at San Bernardino  
My appointment expires: 08/30/2019

STATE OF California }  
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that Jana Boyd is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Custodian for James Boyd under the California Uniform Gift to Minor act as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 08/08/17

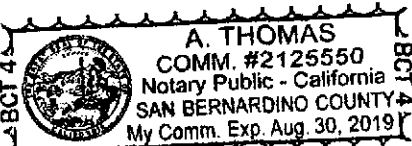


[Signature]  
Notary Public in and for the State of California  
Residing at San Bernardino  
My appointment expires: 08/30/2019

STATE OF California }  
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that Jana Boyd is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Custodian for Grace Boyd under the California Uniform Gift to Minor act as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 08/08/17



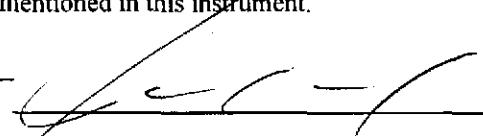
[Signature]  
Notary Public in and for the State of California  
Residing at San Bernardino  
My appointment expires: 08/30/2019

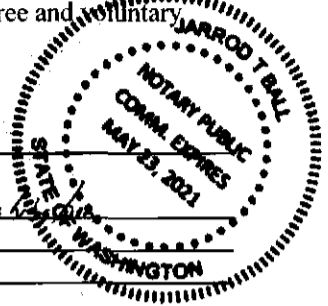
Order No:

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Lisa Bowser is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Sharon K. Struthers, deceased, as General Partner of SCS Enterprises, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/10/2017

  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: 5-25-2021



UNOFFICIAL DOCUMENT

## EXHIBIT A

Those portions of Lots 2, 3 and 6, of the plat of "MAP OF ACREAGE PROPERTY IN NORTH ½ OF NORTHWEST ¼ AND LOT 1 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST," (sometimes referred to as Jameson Acreage), recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, described as follows:

Begin at a point on the West line of said Lot 3 which is the Northwest corner of that certain tract conveyed to the Skagit Valley Convalescent Center, Inc., a Washington corporation, by Deed recorded January 6, 1994, as Auditor's File No. 9401060096, thence North 88°32'35" East along the North line of said tract, a distance of 367.30 feet, thence South 19°11'34" East along the Easterly line of said tract, a distance of 343.89 feet, to a point on the Northerly right-of-way line of State Highway No. 20; thence North 60°19'31" East along the Northerly line of said State Highway No. 20, to the Southwest corner of that certain tract conveyed to Edward M. Nelson, et ux, by Deed recorded February 11, 1971, as Auditor's File No. 748702; thence North along the West line of said Nelson property, a distance of 235 feet, more or less, to the North line of said Lot 2; thence West along the North line of said Lots 2 and 3 to the Northwest corner of Lot 3; thence South along the West line of Lot 3 to the true point of beginning.



**EXHIBIT "B"**

**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of Jameson Acreage Property  
Recorded: March 3, 1896  
Auditor's No.: 23894

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey (of adjacent property)  
Recorded: November 30, 1993  
Auditor's No.: 9311300112

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a municipal corporation in Skagit County, Washington, and its successors and assigns  
Recorded: March 22, 2007  
Auditor's No. 200703220091  
Purpose: Installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes  
Area Affected: Portion of the subject property

D. Implied easement, if any, for Brickyard Creek as delineated across a Southerly portion of the subject property on the Skagit County Assessor's map.

Note: The Company cannot determine whether said creek is a natural stream in this location or whether it is a portion of a drainage system sometimes known as the Sedro-Woolley Sub Flood Control Zone without benefit of a properly documented easement.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

|   |   |
|---|---|
| ESTATE OF:<br>SHARON K. STRUTHERS<br>Deceased | CASE NO. 16-4-00343-5<br>LETTERS TESTAMENTARY |
|---|---|

2016 SEP -9 PM 3: 22

FILED  
 SKAGIT COUNTY CLERK  
 SKAGIT COUNTY, WA

- 1.1 The last will of SHARON K. STRUTHERS late of Skagit County was duly exhibited, proven and recorded in this court on SEPTEMBER 9, 2016.
- 1.2 In that will LISA BOWSER named personal representative.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT LISA BOWSER is authorized by this court to execute the will of the above decedent according to law.

DATED SEPTEMBER 9, 2016

MAVIS E. BETZ  
 COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

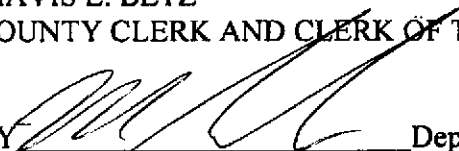
**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) )  
 ) ss  
 COUNTY OF SKAGIT ) )

I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on SEPTEMBER 9, 2016.

I further certify that these letters are now in full force and effect.

DATED     AUG 14 2017     MAVIS E. BETZ  
 COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

