

When recorded return to: Bajo Development, LLC, a Washington state limited liability company 14073 Hillwood Drive Bow WA 98232 Skagit County Auditor 8/14/2017 Page 1

1 of 10 4:09PM

\$83.00

Recorded at the request of:

File Number: 114494

**Statutory Warranty Deed** 

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 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 Sec 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

* Parameter in the second in t	
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 Partner	
By: Jana Boyd as custodian for Alec Boyd under the  By: Jana Boyd as custodian for James Boyd under	r the
California Uniform Gift to Minor Act, General Partner  California Uniform Gift to Minor Act, General Partner  Partner	. HIC
By: Jana Boyd, as custodian for Grace Boyd under  By: Lisa Bowser, as Personal Representative for	\ <u>\</u>

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 30/7378/

Amount Paid \$ 539

Skagit Co. Treasurer

By Mum Deputy

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20173782 AUG 14 2017

Sharon K. Struthers, General Partner

Amount Paid \$ 3921. Od Skagit Co. Treasurer ly Mam Deputy

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Page 1 of 5

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

Recorded at the request of:

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the California Uniform Gift to Minor Act, General

Partner

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Tax Parcel Number(s): P104178, 4163-000-006-0100, P76502, 4163-000-002-0409, P76503, 4163-000-003-0101 Dated S.C.S. Enterprises, a Washington state partnership By: Daryl Struthers, General Partier By: Isaac Smith, General Partner By: Traci Smith as custodian for Sven Smith under By: Jana Boyd, General Partner the California Uniform Gift to Minor Act, General Rartner By: Jana Boyd as custodian for James Boyd under the By: Jana Boyd as custodian for Alec Boyd under the California Uniform Gift to Minor Act, General California Uniform Gift to Migor Act General Partner Partner Estate of Sharon K. Struthers By: Jana Boyd, as custodian for Grace Boyd under By: Lisa Bowser, as Personal Representative for

Sharon K. Struthers, General Partner

When recorded return to: Bajo Development, LLC, a Washington state limited liability company 14075 Hillwood Drive Bow, WA 98232

Recorded at the request of:

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### Statutory Warranty Deed

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Portion of Lots 2, 3 and 6 of Jameson Acreage Property

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STATE OF Washby len	}} SS:
600NATOR	} 55:
I certify that I know or have satisfactory evid	ence that Daryl Struthers is the person who appeared before me,
and said person acknowledged that he signed Enterprises, to be the free and voluntary act of	this instrument and acknowledged it as the General Partner of SOSIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
instrument	A ST. A SOLITION
Dated: 8/1/7017	- / - · · · · · · · · · · · · · · · · ·
	Notary Public in and for the State of
	My appointment expires: 5/23/2021
STATE OF WASHINGTON	
COUNTY OF STOKAN	} SS:
	ence that Isaac Smith is the person who appeared before me, and
	s instrument and acknowledged it as the General Partner of SCS of such party(ies) for the uses and purposes mentioned in this
instrument.	
Dated	
Notary Public State of Washington	
RICHARD TUFTELAND W	Residing at 2910 500 AVE E
February 6, 2019	appointment expires: 6 FEB 69
STATE OF	
COUNTY OF	
said person acknowledged that she signed thi	lence that Traci Smith is the person who appeared before me, and is instrument and acknowledged it as the Custodian for Svea Smith
under the California Uniform Gift to Minor a voluntary act of such party(ies) for the uses a	oct as General Partner of SCS Enterprises, to be the free and
Dated:	
	Notary Public in and for the State of
	Residing at

Order No:

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1	
Order No:	
<u> </u>	
STATE OF	}
COUNTY OF	SS:
	ce that Daryl Struthers is the person who appeared before me,
	his instrument and acknowledged it as the General Partner of SCS such party(ies) for the uses and purposes mentioned in this
instrument.	such party(les) for the uses and purposes mentioned in this
Dated	<del></del>
	Notary Public in and for the State of
	Residing at
	wy appointment expires:
STATE OF	ì
COUNTY OF	
I certify that I know or have satisfactory eviden	ice that Isaac Smith is the person who appeared before me, and
said person acknowledged that he signed this ir	nstrument and acknowledged it as the General Partner of SCS
Enterprises, to be the free and voluntary act of instrument.	such party(ies) for the uses and purposes mentioned in this
mscanor.	
Dated:	4
<b>&gt;</b> /	
	Notary Public in and for the State of
<u> </u>	Residing at
`	My appointment expires:
STATE OF MONTANA COUNTY OF MISSOULA	3 85:
COUNTY OF THE STATE	—' <b>~</b>
I certify that I know or have satisfactory eviden said person acknowledged that she signed this	nce that Traci Smith is the person who appeared before me, and 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 an	d purposes mentioned in this instrument.
Dated: August 11, 2017	
<del></del>	Phylles foster
	Notary Public in and for the State of MONTANA
PHYLLIS POSTER	Residing at VIII SOLD A
NOTARY PUBLIC for the State of Montana	My appointment expires: Corober 5, 2019
Residing at Missoula, MT My Commission Expires	
October 5, 2019	

	}
STATE OF Culifernia	, 
COUNTY OF Sun Mernardino	
certify that I know or have satisfactory evid	dence that Jana Boyd is the person who appeared before me, and said
person acknowledged that he signed this ins	trument and acknowledged it as the General Partner of SCS
	that she signed this instrument and acknowledged it, to be the free uses and purposes mentioned in this instrument.
	t the state of the
Dated: 28/08/17	- $A$
	-4\d \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
A. THOMAS	Notary Public in and for the State of Califaco ice
COMM. #2125550 B	Notary Public in and for the State of California Residing at Sun Burnarding
SAN BERNARDING COUNTYS My Comm. Exp. Aug. 30, 2019	My appointment expires:  08/20/294
	20/30/294
STATE OF California	<u> </u>
COUNTY OF San thirvauding	} SS:
e de constitución de la constitución de consti	
I certify that I know or have satisfactory evi-	dence that Jana Boyd is the person who appeared before me, and said
person acknowledged that she signed this in	strument and acknowledged it as the Custodian for Alec Boyd under General Partner of SCS Enterprises, to be the free and voluntary act
of such party(jes) for the uses and purposes	
Dated: <u>08/08//</u> +	HA LICE
<del> </del>	
A. THOMAS COMM. #2125550	Notary Public in and for the State of California
Notary Public - California S	Notary Public in and for the State of California  Residing at Sin Bev navdina  My appointment expires: 02/30/2019
My Comm. Exp. Aug. 30, 2019	My appointment expires: Oct 30/2014
STATE OF CALIFORNIA COUNTY OF San Bernardino	
COUNTY OF SANTSAMAMILLE	
	dence that Jana Boye is the person who appeared before me, and said strument 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(jes) for the uses	and purposes mentioned in this instrument.
Dated: 08/08/17	
A A A A A A A A A A A A A A A A A A A	
COMM. #2125550 B	Notary Public in and for the State of Call fornia
Notary Public - California S SAN BERNARDINO COUNTYS	My appointment expires: 08/36/2017
My Comm. Exp. Aug. 30, 2019	
STATE OF Canternia COUNTY OF San Bernaraino	
ANTERNETORI	
Landificthat I bears on bears and Co.	doman that form David in the area (1)
	dence that Jana Boyd is the person who appeared before me, and said strument and acknowledged it as the Custodian for Grace Boyd
under the California Uniform Gift to Minor a	act as General Partner of SCS Enterprises, to be the free and
voluntary act of such party(jes) for the uses	and purposes mentioned in this instrument.
Dated: <u>02   08   17</u>	
	Natura Publicia and Good Store S. C. 1116
	Notary Public in and for the State of Casi fernia
A. THOMAS	Residing at San Prevnaudino  My appointment expires: 02/30/20/9
COMM. #2125550 COMM. #2125550 COMM. #2125550 COMM. #2125550 COMM.	
SAN BERNARDINO COUNTY My Comm. Exp. Aug. 30, 2019	
any continue transfer and	
	LPB 10-05(i-1) Page 3 of 5
	1 450 2 01 3

Order No:

Order No:	
//\\\.,\	}
STATE OF COUNTY OF SKEN'T	
311991	
said person acknowledged that she signed this the Estate of Sharon K. Struthers, deceased, a act of such partyfies) for the uses and purpos	ence that Lisa Bowser is the person who appeared before me, and sinstrument and acknowledged it as the Personal Representative of s General Partner of SCS Enterprises, to be the free and worldntary es mentioned in this instrument.
Dated: 8/0/20/7	Notary Public in and for the State of Residing at
	Notary Public in and for the State of
	Residing at Lofe Skeen
	My appointment expires: 5-23-2021
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<u> </u>	
¥	
	I DD 10 05G Warden
	LPB 10-05(i-1) Page 4 of 5

#### **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:

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LANE/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

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

Survey (of adjacent property) November 30, 1993 Name:

Recorded: Auditor's No.: 93/113001/12

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: C.

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

Installing, laying, constructing, maintaining, inspecting, Purpose:

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

Portion of the subject property Area Affected:

Implied easement, if any. for Brickyard Creek as delineated across a Southerly portion of the D. 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: CASE NO. 16-4-00343-5 SHARON K. STRUTHERS LETTERS TESTAMENTARY Deceased 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)

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. AUG 1 4 2017

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

Deputy Clerk