



201901090072

01/09/2019 01:43 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF:
SETH SCOTT
Personal Representative of the Estate of RUBY SCOTT

WHEN RECORDED RETURN TO:

DEWEY W. WEDDLE
LAW OFFICE OF DEWEY W. WEDDLE, PLLC
909 7TH STREET
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201984
JAN 09 2019

Amount Paid \$0
Skagit Co. Treasurer
By *MLM* Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: SETH SCOTT
Personal Representative of the Estate of RUBY SCOTT

GRANTEE: GROW FOOD, INC.

LEGAL DESCRIPTION: (1.0500 ac) CU F&A #195 AF#760170 1973 DR 19 DK 12 TAX 23 20' RD DESC AS BEG 108' SW'LY FROM INTER OF RLY WITH CENTER LINE OF SEC TH NE'LY ALG N LINE OF RLY TO CENTER OF SLO IN NW1/4 OF NE1/4 ALSO NW1/4 OF NE1/4 W OF CENTER OF SLO & E OF A LINE 10' W OF CENTER OF RD RUN N'LY ACROSS NW1/4 OF NE1/4 TO CO RD, SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

PARCEL NO. P21420 ID #340311-0-036-002

1. **Grantor.** I, SETH SCOTT, am the duly appointed, qualified, and acting Personal Representative of the Estate of RUBY SCOTT, Skagit County, Washington, Superior Court Case No. 05-4-00226-3.

2. **Grantee.** The Grantee is GROW FOOD, INC.

3. **Decedent's Estate.** VIRGIL C. SCOTT died testate on January 16, 1974, leaving his estate to his spouse, RUBY SCOTT. RUBY SCOTT died testate on December 22, 2004. On August 23, 2005, RUBY SCOTT'S Last Will and Testament was admitted to probate.

On April 8, 2014 the Court closed the probate due to inactivity.

On December 1, 2017, pursuant to a Petition to Re-Open Probate, Letters Testamentary were issued to RUBY CLEAVE as Personal Representative of the Estate of RUBY SCOTT.

On January 11, 2018, RUBY CLEAVE died. On March 21, 2018, SETH SCOTT, Grantor, was appointed Successor Personal Representative of the Estate of Ruby Scott. Mr. Scott was granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. In her *Last Will and Testament*, Decedent RUBY SCOTT provided that her estate be devised to her children, per stirpes. On February 24, 2017 the Personal Representative sold to GROW FOOD, INC. three parcels of agricultural land (P21429, P21458, P21463) situated in Skagit County. The proceeds of the sale were apportioned among the children of the decedent, per stirpes. However, the sale should have included the one-acre parcel that is the subject of this deed (P21420).

5. Real Property. The real property devised to GROW FOOD, INC is located in Skagit County, Washington and is legally described as follows:

(1.0500 ac) CU F&A #195 AF#760170 1973 DR 19 DK 12 TAX 23 20' RD DESC AS BEG 108' SW'LY FROM INTER OF RLY WITH CENTER LINE OF SEC TH NE'LY ALG N LINE OF RLY TO CENTER OF SLO IN NW1/4 OF NE1/4 ALSO NW1/4 OF NE1/4 W OF CENTER OF SLO & E OF A LINE 10' W OF CENTER OF RD RUN N'LY ACROSS NW1/4 OF NE1/4 TO CO RD, *SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.*

PARCEL NO.

P21420

ID #340311-0-036-002

6. Consideration. This conveyance is made without consideration. The parcel should have been included in the sale to GROW FOOD INC. that occurred on February 24, 2017, which included parcel numbers P21429, P21458, and P21463.

7. Conveyance. Grantor, in his capacity as Personal Representative and not individually, conveys, grants, and quitclaims to GROW FOODS, INC., without warranty, all the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death.

DATED: SEPTEMBER 22, 2018

Estate of Ruby Scott, Deceased

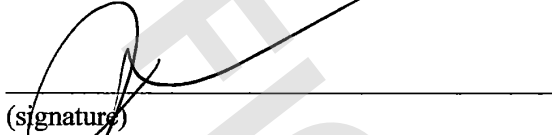
By: 

SETH SCOTT, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

On this 22nd day of September 2018 personally appeared before me SETH SCOTT, known or proved to me to be the individual described in and who executed the within and foregoing ***Personal Representative's Deed***, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

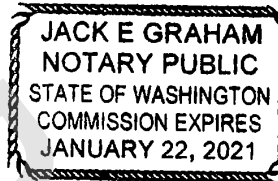

(signature)

Jack E. Graham
(printed name)

NOTARY PUBLIC in and for the State of Washington,

residing at Curtis, WA

My commission expires: Jan 22, 2021



FILED
Skagit County Clerk
Skagit County, WA
03/23/18

DECEASED.

No. 05-4-00226-3
LETTERS ADMINISTRATION
(WITH WILL ANNEXED)
DE BONIS NON

1.1 The last will of RUBY SCOTT late of Skagit County was exhibited, proven and recorded in the court on August 26, 2005.

1.2 On March 21, 2018 the court appointed SETH SCOTT as personal representative with will annexed de bonis non.

1.3 The personal representative has qualified.

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

DATED on this the 23rd day of March, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

By Kristen Denton, Deputy Clerk

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration With Will Annexed De Bonis Non in the above-named case which was entered of record on March 23, 2018.

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

DATED: March 23, 2018

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature] Deputy Clerk