



201202170101
Skagit County Auditor

2/17/2012 Page 1 of 8 2:16PM

AFTER RECORDING MAIL TO:

Name Daryl L. Struthers
Address P.O. Box 246
City/State Sedro-Woolley, WA 98284

Document Title(s): (or transactions contained therein)

1. Quit Claim Deed
- 2.
- 3.
- 4.



Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

**GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY**

Grantor(s): (Last name first, then first name and initials)

1. Dora Mae Campbell
2. Daryl L. Struthers
3. Sharon K. Struthers
- 4.

JM 1606

5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Traci Smith custodian for Isaac Smith
2. Traci Smith custodian for Srea Smith
3. Jana Boyd
4. Jana Boyd custodian for James Boyd
5. Additional names on page 2 of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Portion of Lots 2, 3 and 6 of Jameson Acreage

Complete legal description is on page 4 of document

Assessor's Property Tax Parcel / Account Number(s):

P 76503, P 76502, P 104178

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return to:
Daryl L. Struthers, et al
PO Box 246
Sedro-Woolley, WA 98284

Escrow Number: JM-1606

QUIT CLAIM DEED

THE GRANTOR, DORA MAE CAMPBELL, BY KARL W. CAMPBELL HER ATTORNEY IN FACT AND DARYL L. STRUTHERS AND SHARON K. STRUTHERS for and in consideration of gift and clearing title without consideration conveys and quit claims to ** the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Those portions of Lots 2, 3 and 6 of the plat sometimes referred to as Jameson Acreage as more fully described on Exhibit "A" hereto.

**TRACI SMITH AS CUSTODIAN FOR ISSAC SMITH UNDER THE CALIFORNIA UNIFORM GIFT TO MINOR ACT 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 TO SHARON K. STRUTHERS AS TO AN UNDIVIDED 25% INTEREST, ALL DOING BUSINESS AS S.C.S. ENTERPRISES, A PARTNERSHIP.

SUBJECT TO MATTERS OF RECORD.

The purpose of this deed is disclose on the record the gift conveyances of partnership interests for Dora Mae Campbell to the Smiths and the Boyds and to have the Struthers (who retain their prior partnership interests clarified by Auditor's File No. 200403110055) acknowledge and accept said Campbell partnership conveyances. S.C.S. Enterprises, a partnership operates under a Joint Venture Agreement dated October 26, 1970.

Tax Parcel Number(s): P76503, P76502, and P104178

Dated: 12/8, 2011.

Karl W. Campbell

Karl W. Campbell, as Attorney in Fact

for DORA MAE CAMPBELL
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 411

FEB 17 2012

This deed may be executed in counterparts.



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Skagit County Auditor

Amount Paid \$ 0
Skagit Co. Treasurer
By *mm* S:\CAMPBELL\DM\Estate\QuitClaimDeed.doc
Deputy

This conveyance and the herein stated purpose for the conveyance is approved by the following:

Traci Smith, as custodian for Isaac Smith

Traci Smith

Traci Smith, as custodian for ~~Steve~~ ^{new} B Smith

Traci Smith

Jana Boyd, individually

Jana Boyd

Jana Boyd, as custodian for Alec Boyd

Jana Boyd

Jana Boyd, as custodian for James Boyd

Jana Boyd

Jana Boyd, as custodian for Grace Boyd

Jana Boyd

Daryl L. Struthers, individually

Daryl L. Struthers

Sharon K. Struthers, individually

Sharon K. Struthers by Lisa Struthers
409.



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EXHIBIT "A"

Those portions of Lots 2, 3 and 6 of the plat of "MAP OF ACRAGE 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 Auditors' 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.



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

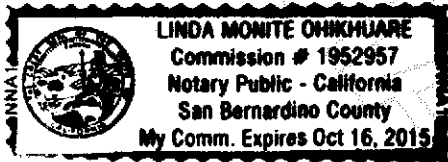
State of California

County of SAN BERNARDINO

On 1-23-2012 before me, LINDA MONTE OMIKHUARE, NOTARY PUBLIC

personally appeared JANA KAY BOYD

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <p style="text-align: center; margin: 0;">RIGHT THUMBPRINT OF SIGNER</p> <p style="text-align: center; margin: 0;">Top of thumb here</p> | <input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Individual
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____ | <p style="text-align: center; margin: 0;">RIGHT THUMBPRINT OF SIGNER</p> <p style="text-align: center; margin: 0;">Top of thumb here</p> |
|---|---|---|---|

Signer Is Representing: _____ Signer Is Representing: _____



STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Representative Capacity

County of

I certify that I know or have satisfactory evidence that

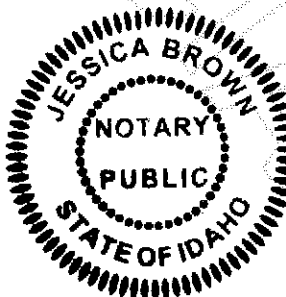
Traci Smith

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the custodian

Issac Smith

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



[Handwritten Signature]

Notary Public in and for the State of Washington,
residing at

My appointment expires

8/18/16

STATE OF WASHINGTON, } ss.

ACKNOWLEDGMENT - Representative Capacity

County of

I certify that I know or have satisfactory evidence that

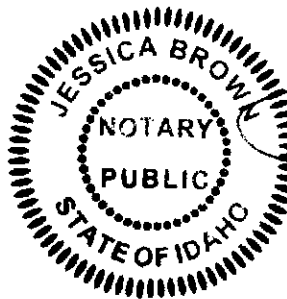
Traci Smith

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the custodian

Svea Smith

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



[Handwritten Signature]

Notary Public in and for the State of Washington,
residing at

My appointment expires

8/18/16



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Skagit County Auditor

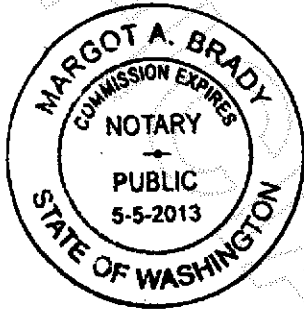
STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Daryl L. Struthers

to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 day of February 2012



Margot A. Brady
Notary Public in and for the State of Washington,
residing at

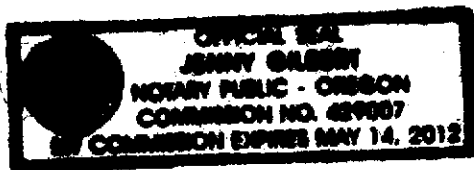
My appointment expires 5-5-2013

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Attorney in Fact

On this 8 day of December 2011, before me personally
appeared Karl W. Campbell to me known to be the individual who executed the
foregoing instrument as Attorney in Fact for Dora Mae Campbell
and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this
instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Jenny Gilbert
Notary Public in and for the State of Washington, Oregon
residing at Cannonville Oregon
appointment expires May 14, 2012



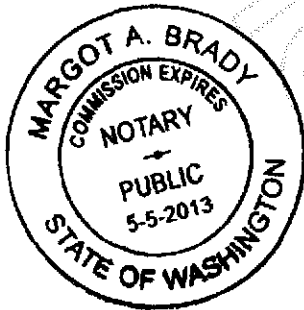
201202170101
Skagit County Auditor

STATE OF WASHINGTON}

COUNTY OF SKAGIT}

On this 16 day of February 2012, before me personally appeared Lisa Struthers to me known to be the individual who executed the foregoing instrument as Attorney In Fact for Sharon K. Struthers and acknowledged that she signed the same as her free and voluntary act and deed as Attorney In Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Margot A. Brady
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires 5-5-2013



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Skagit County Auditor