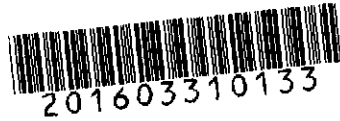


When recorded return to:  
Seas Holding, LLC  
P.O. Box 1667  
Mount Vernon, WA 98273



Skagit County Auditor  
3/31/2016 Page

1 of

5

\$77.00

3:23PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110813

**Statutory Warranty Deed**

*A 110813*

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Anna E. Wooten, Personal Representative of the Estate of James B. Kager, Jr., deceased, Anna E. Wooten, Successor Trustee of the James B. Kager, Jr. Revocable Living Trust, dated March 8, 1998, Marie Vallquist, as her separate estate, and Robert Kager, as his separate estate and Anna E. Wooten as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to SEAS Holding, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 1, Township 35 North, Range 1 East; W 1/2 SE NW

Tax Parcel Number(s): P31122, 350101-2-006-0007

The West 1/2 of the Southeast Quarter of the Northwest Quarter, Section 1, Township 35 North, Range 1 E.W.M.

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 per Exhibit "A" attached hereto

Dated 3/29/2016

Estate of James B. Kager, Jr.

Anna E. Wooten  
By: Anna E. Wooten, Personal Representative

James B. Kager, Jr. Revocable Living Trust  
Anna E. Wooten  
By: Anna E. Wooten, Trustee

signed in counterpart  
Robert Kager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161127  
MAR 31 2016

Amount Paid \$ 7125.<sup>00</sup>  
Skagit Co. Treasurer  
By MMW Deputy

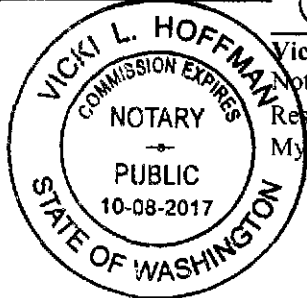
Marie Vallquist  
Marie Vallquist  
Anna E. Wooten  
Anna E. Wooten

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten 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 James B. Kager, Jr., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-31-16

Vicki L. Hoffman  
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

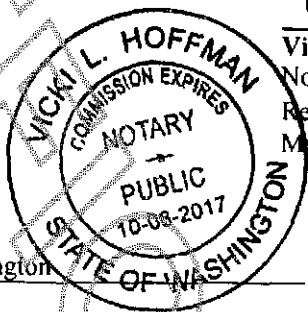


STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Successor Trustee of the James B. Kager, Jr. Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Date: 3-31-16

Vicki L. Hoffman



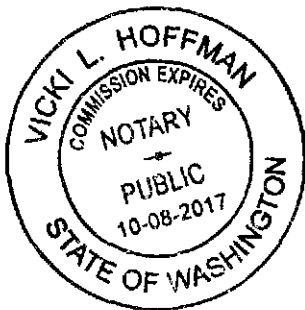
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-31-16

Vicki L. Hoffman



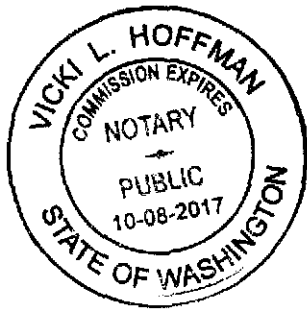
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marie Vallquist, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-30-16

Vicki L. Hoffman



Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Kager, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_

**EXHIBIT A**

**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:	Survey
Recorded:	November 1, 1983
Auditor's No.:	8311010032

When recorded return to:  
Seas Holding, LLC  
P.O. Box 1667  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110813

### Statutory Warranty Deed

THE GRANTORS Anna E. Wooten, Personal Representative of the Estate of James B. Kager, Jr., deceased, Anna E. Wooten, Successor Trustee of the James B. Kager, Jr. Revocable Living Trust, dated March 8, 1998, Marie Vallquist, as her separate estate, and Robert Kager, as his separate estate and Anna E. Wooten as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to SEAS Holding, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Section 1, Township 35 North, Range 1 East, W 1/2 SE NW

Tax Parcel Number(s): P31122, 350101-2-006-0007

The West 1/2 of the Southeast Quarter of the Northwest Quarter, Section 1, Township 35 North, Range 1 E.W.M.

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 per Exhibit "A" attached hereto

Dated 3/29/2016

Estate of James B. Kager, Jr.

By: Anna E. Wooten, Personal Representative

James B. Kager, Jr. Revocable Living Trust

By: Anna E. Wooten, Trustee

Robert E. Kager  
Robert Kager

Marie Vallquist

Anna E. Wooten

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten 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 James B. Kager, Jr., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

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

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Successor Trustee of the James B. Kager, Jr. Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

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

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna E. Wooten, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marie Vallquist, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

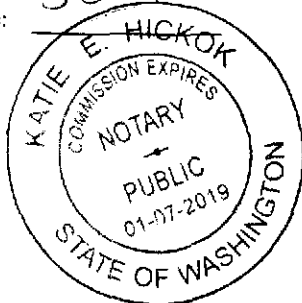
Date: \_\_\_\_\_

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Kager, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-3-16



Katie E. Hickok  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon