

When recorded return to:
L&S Dayton Family Trust
410 S Spruce
Burlington, WA 98233



201202150020
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014354

CHICAGO TITLE
620014354

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earline M Swanson, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Lowell C. Dayton and Sandra L. Dayton, co-trustees of the L&S
Dayton Family Trust, dated December 20, 2010

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): PTN TRACT 23 UNRECORDED SURVEY OF COLONY MOUNTAIN AND PTN SE SE,
22-36-03 AND PTN NE NE, 27-36-03

Tax Parcel Number(s): P48083, P48399, P130509, 360322-4-004-0007, 360327-1-001-0001,
360323-3-005-1105

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 23, 2012

Earline M. Swanson

Earline M Swanson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012371
FEB 15 2012

Amount Paid \$ 8905.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

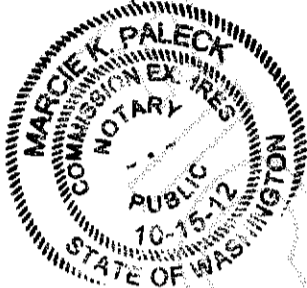
Evelene M. Swanson
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 24 2012

MARCIE K. PALECK

Marcie Paleck

Name: _____
Notary Public in and for the State of Washington
Residing at: Mount Vernon, WA
My appointment expires: October 15 2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48083, P48399, P130509, 360322-4-004-0007, 360327-1-001-0001 and 360323-3-005-1105

That portion of said Tract 23 of the unrecorded survey of Colony Mountain in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the westerly line of said Section 23, a distance of 482.39 feet from the southwest corner of said Section 23;
Thence North 01 degrees 34'14" West along said westerly line, a distance of 244.98 feet to the point of curvature of a non-tangent curve to the left having a radius of 320.00 feet, the center of said curve bears North 14 degrees 17'20" East;
Thence easterly along said curve through a central angle of 49 degrees 14'52" and an arc distance of 275.05 feet;
Thence North 55 degrees 02'28" East, a distance of 104.25 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
Thence northeasterly along said curve through a central angle of 93 degree 00'53" and an arc distance of 40.59 feet to a point on the southwesterly line of the Colony Mountain Road and point of curvature of a non-tangent curve to the right having a radius of 1050.00 feet, the center of said curve bears South 51 degrees 56'54" West;
Thence southeasterly along the southwesterly line of said Colony Mountain Road and said curve through a central angle of 12 degrees 29'10" and an arc distance of 228.82 feet to the southeast corner of said Tract 23;
Thence South 67 degrees 24'18" West, a distance of 505.62 feet to the point of beginning of this description.

TOGETHER WITH that portion of the northeast quarter of the northeast quarter of Section 27, Township 36 North, Range 3 East, W.M., lying northeasterly of a line which runs direct from the southeast corner of said northeast quarter of the northeast quarter to the northwest corner of said northeast quarter of the northeast quarter;

ALSO TOGETHER WITH the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M.,

EXCEPT that portion of the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at a point on the easterly line of said Section 22, a distance of 727.37 feet from the southeast corner of said Section 22;
Thence North 01 degrees 34'14" West along said westerly line, a distance of 498.18 feet to a point which lines 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22;
Thence North 45 degrees 53'28" West, a distance of 121.34 feet to a point on the north line of the southeast quarter of the southeast quarter of Section 22 which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22;
Thence South 89 degrees 47'18" West along the north line of the southeast quarter of the southeast quarter of said Section 22, a distance of 75.27 feet;
Thence South 01 degrees 34'14" East, a distance of 513.51 feet;
Thence South 65 degrees 14'01" East, a distance of 117.72 feet to the point of curvature of a curve to the left having a radius of 320.00 feet;
Thence easterly along said curve through a central angle of 10 degrees 28'39" and an arc distance of 58.42 feet to the east line of the southeast quarter of the southeast quarter of said Section 22 and point of beginning of this description.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: All property owners in Colony Mountain
Purpose: Ingress, egress and utilities
Recording Date: October 1, 1973, November 21, 1973 and March 27, 1974
Recording No.: 791555, 793602, 798356, 798408, 798409, 798522, 800130, 801522, 808992, 808993, 808994 and 808995

Said 60 foot strip was purportedly conveyed to Colony Mountain Community Club by instrument recorded under Auditor's File No. 8005190033.

Clarification of Easement, recorded September 21, 1979 under Auditor's File No. 7909210015.

A portion of said road system was purportedly conveyed to Skagit County by deed recorded November 19, 1984, under Auditor's file No. 8411100070.

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 22, 1975
Auditor's No.: 817912, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald Smyth and Helen Smyth, husband and wife
Purpose: Ingress and egress
Recording Date: June 2, 1981
Recording No.: 8106020001
Affects: Roadways in Auditor's File No. 8005190033

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 15, 1985
Auditor's No.: 8505150010, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 16, 1987, May 11, 1994 ; October 16, 1996 and April 30, 2001
Auditor's No(s): 8707160044, 9405110050; 9610160031 and 200104300175, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 6, 1973, November 8, 1976, May 15, 1985 and July 16, 1987
Auditor's No(s): 787652, 845592, 8505150010 and 8707160044, records of Skagit County, Washington
Imposed By: Colony Mountain Community Club

6. Skagit County Conditional Agreement - Alternative Sewage System Installation and the terms and conditions thereof

Recording Date: April 18, 1991
Recording No.: 9104180101

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 17, 2002
Recording No.: 200207170073



EXHIBIT "B"
Exceptions

Matters shown: Fence

8. Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063

9. Lot of Record Certification and the terms and conditions thereof

Recording Date: September 16, 2001
Recording No.: 201109160050

10. Assessments, if any, levied by Colony Mountain Community Club.

11. Assessments, if any, levied by Blanchard-Edison Water Association.

12. City, county or local improvement district assessments, if any.

13. Bylaws of Colony Mountain Community Club, including the terms and conditions thereof;
Recorded: October 16, 1996
Auditor's No.: 9610160030, records of Skagit County, Washington

14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: July 6, 1973
Auditor's No(s): 787652, records of Skagit County, Washington
Executed By: Jerry Hammer and Donna Hammer, husband and wife; and Robert Starry and Elaine Starry, husband and wife

15. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: November 8, 1976
Auditor's No(s): 845592, records of Skagit County, Washington
Executed By: Jerry Hammer and Donna Hammer, husband and wife; and Robert Starry and Elaine Starry, husband and wife

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

