

4



201301150056
Skagit County Auditor

1/15/2013 Page 1 of 4 2:15PM

After recording return to:

Heather A. Kmetz
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205

BARGAIN AND SALE DEED

Reference numbers of related documents:

Grantor: Lowell C. Dayton and Sandra L. Dayton, Trustees, L&S Dayton Family Trust dated December 20, 2010
PO Box 467
Burlington, WA 98233

Grantees: Frederick C. Rusina, Trustee, Spenser P. Dayton Irrevocable Trust u/a dated December 28, 2012,
c/o PO Box 467
Burlington, WA 98233

Frederick C. Rusina, Trustee, Sean C. Dayton Irrevocable Trust u/a dated December 28, 2012
c/o PO Box 467
Burlington, WA 98233

Abbreviated Legal Description: PTN Tract 23, unrecorded survey of Colony Mountain and PTN SE SE 22-36-03 and PTN NE NE 27-36-03

Assessor's Tax Parcel Nos.: P48083, P48399, P130509, 360322-4-004-0007, 360327-1-001-0001, 360323-3-005-1105

The Grantor, Lowell C. Dayton and Sandra L. Dayton, Trustees, L&S Dayton Family Trust dated December 20, 2010, as a gift, for and in consideration of \$0, bargains, sells, and conveys an undivided one-half (1/2) interest to Frederick C. Rusina, Trustee, Spenser P. Dayton Irrevocable Trust u/a dated December 28, 2012, and an undivided one-half (1/2) interest to Frederick C. Rusina, Trustee, Sean C. Dayton Irrevocable Trust u/a dated December 28, 2012, as equal tenants-in-common, Grantees, the following described property situated in the County of Skagit, State of Washington:

See attached Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013138
JAN 15 2013

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

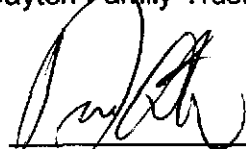
The Grantor for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Dated: December 20, 2012.

Grantor:

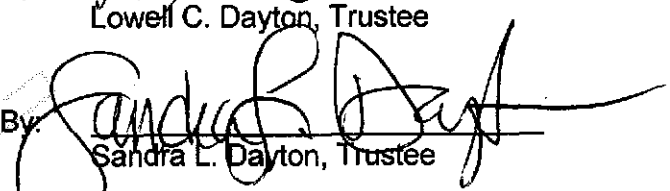
L&S Dayton Family Trust dated December 20, 2012

By:



Lowell C. Dayton, Trustee

By:



Sandra L. Dayton, Trustee

STATE OF WASHINGTON)
County of Skagit) ss.

On this day personally appeared before me Lowell C. Dayton, to me known to be the individual 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.

Dated: December 28, 2012.



Notary Public for Washington
My Appointment Expires: 4-26-14



STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me Sandra L. Dayton, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: December 28, 2012.



Roddy M. Cann
Notary Public for Washington
My Appointment Expires: 4-26-14

21693-001DEED SWANSON PROPERTY TO SPENSER DAYTON TRUST AND SEAN DAYTON TRUST (01421568);2



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48083, P48389, 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 87 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 lies 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.



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