



201707130006

Skagit County Auditor

\$77.00

7/13/2017 Page

1 of

5 8:40AM

WHEN RECORDED RETURN TO

Heather A. Kmetz  
Sussman Shank LLP  
1000 S.W. Broadway, Suite 1400  
Portland, Oregon 97205-3066

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173194  
JUL 12 2017

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

STATUTORY WARRANTY DEED

Grantor: Timothy C. Dayton, successor Trustee, Lowell Dayton Irrevocable Grantor Trust, u/a dtd December 23, 2009

Grantee: Timothy C. Dayton, Trustee, Timothy C. Dayton Irrevocable Grantor Trust dated August 31, 2013

Abbreviated Legal: Section 23, Township 36, Range 3; Ptn. (aka Lot 23 Colony Mountain)

Tax Parcel Number: P48113, P130532

The Grantor, Timothy C. Dayton, successor Trustee, Lowell Dayton Irrevocable Grantor Trust, u/a dtd December 23, 2009, conveys and warrants to Timothy C. Dayton, Trustee, Timothy C. Dayton Irrevocable Grantor Trust, dated August 31, 2013, Grantee, an undivided one-third (1/3) interest in the real property located at 3860 Colony Mountain Drive, Bow, Washington situated in the County of Skagit, State of Washington, more fully described below:

A tract of land 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 on a bearing of North 0°28'18" West of the Southwest corner of said Section 23, thence continuing on said Westerly line North 0°28'18" West 760.37 feet to an intersection with a curve having a radius of 3,030 feet, the center of which curve bears North 48°05'50" East; thence Southeasterly on said curve to the left through a central angle of 3°33'50" an arc distance of 188.47 feet; thence South 45°28'00" East, 178.49 feet to a curve to the right having a radius of 1,050 feet the center of which curve bears South 44°32'00" West; thence Southeasterly along said curve to the left through a central angel of 21°0'00" an arc distance of 384.85 feet; thence South 68°30'14" West 505.62 feet to the point of beginning, also known as Tract 23 of the Unrecorded Survey of Colony Mountain.

The consideration for this transfer is \$0 and is to complete distribution of the trust.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount,

nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The said property is subject to easements, restrictions, provisions and reservations of record.

DATED 5/12, 2017.

LOWELL DAYTON IRREVOCABLE GRANTOR TRUST u/a dated December 23, 2009

By: [Signature]  
Timothy C. Dayton, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Ventura )

On May 12, 2017 before me, Shelli Kay Brennan, a Notary Public for the State of California, personally appeared Timothy C. Dayton, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Shelli Kay Brennan



\*22573-003 WARRANTY DEED - LOT 23 COLONY MOUNTAIN - LOWELL IDGT TO TIM IDGT (02541608);1

**TIMOTHY C. DAYTON IRREVOCABLE GRANTOR TRUST**

**CERTIFICATION OF TRUST**

I, **Timothy C. Dayton**, Trustee of the **Timothy C. Dayton Irrevocable Grantor Trust** established under the **Lowell C. Dayton Irrevocable Grantor Trust** under agreement dated December 23, 2009 (the "Trust"), make this certification pursuant to California Probate Code Section 18100.5.

A. Trust. The Trust is presently in existence. The Trust instrument was executed on December 23, 2009.

B. Settlor. The Settlor is **Lowell C. Dayton**. **Lowell C. Dayton** died on August 31, 2013.

C. Trustee. The currently acting Trustee of the Trust is **Timothy C. Dayton**. The mailing address for the currently acting Trustee is 2980 Bayshore Avenue, Ventura, CA 93001 and telephone number is 805-432-2800.

D. Trust Powers. Under the terms of the Trust, the Trustee is given powers granted a trustee under the California Probate Code, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the trust estate on such terms as the trustee shall determine.

E. Trust Irrevocable. The Trust is irrevocable.

F. Authority of Co-Trustees. There is currently only one Trustee serving.

G. Taxpayer Identification Number. The Trust's taxpayer identification number is 46-7025840.

H. Taking Title to Trust Property. Trust property is to be titled as follows:

Timothy C. Dayton, Trustee,  
TIMOTHY C. DAYTON IRREVOCABLE GRANTOR TRUST,  
Dated August 31, 2013 u/a dated December 23, 2009

I. Real Property. The Trust will hold an undivided one-third interest in the following real estate:

- a. 960 NE Maple St. Extension, Pullman, Washington, further described as: Lot 25 and the west half of Lot 26 of Terrace Park Subdivision of the north one half of Lot 3; all of Lots 4, 5 and 6 EXCEPT the north 80

feet of Lot 6, Block 1, and Lots 1, 2 and 3, Block 2, Lawrence and Holbrook's Addition to Pullman, according to plat thereof, recorded in Volume H of Plats, page 6, records of Whitman County, Washington

- b. 3860 Colony Mountain Drive, Bow, Washington, further described as A tract of land 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 on a bearing of North 0°28'18" West of the Southwest corner of said Section 23, thence continuing on said Westerly line North 0°28'18" West 760.37 feet to an intersection with a curve having a radius of 3,030 feet, the center of which curve bears North 48°05'50" East; thence Southeasterly on said curve to the left through a central angle of 3°33'50" an arc distance of 188.47 feet; thence South 45°28'00" East, 178.49 feet to a curve to the right having a radius of 1,050 feet the center of which curve bears South 44°32'00" West; thence Southeasterly along said curve to the left through a central angel of 21°0'00" an arc distance of 384.85 feet; thence South 68°30'14" West 505.62 feet to the point of beginning, also known as Tract 23 of the Unrecorded Survey of Colony Mountain.

J. Compliance with WAC 458-61A-210

a. The transfer of property from the Lowell C. Dayton Irrevocable Grantor Trust (which Trust was established as an irrevocable trust by Lowell C. Dayton on December 23, 2009) to the Timothy C. Dayton Irrevocable Grantor Trust dated August 31, 2012 (an irrevocable sub-trust established under the terms of the Lowell C. Dayton Irrevocable Grantor Trust at the death of Lowell C. Dayton) is to fund the separate share sub-trusts following the death of the Grantor.

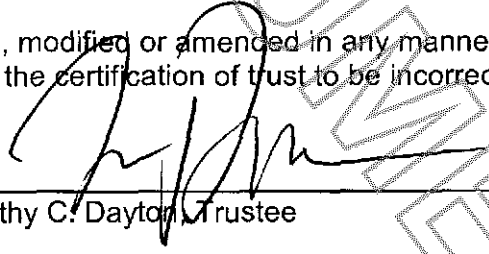
b. The property is not encumbered with debt.

c. The Trustee may distribute income and / or principal to a person other than the Grantor as the Grantor was at no time a beneficiary of the Trust and is deceased.

K. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in the certification of trust to be incorrect.

DATED: \_\_\_\_\_

7/7/17

  
\_\_\_\_\_  
Timothy C. Dayton, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

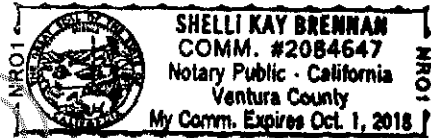
State of California )  
County of ventura )

On 7-7, 2017 before me, Shelli Kay Brennan, a Notary Public for the State of California, personally appeared **Timothy C. Dayton**, in his capacity as Trustee of the **Timothy C. Dayton Irrevocable Grantor Trust**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Shelli Kay Brennan  
Notary Public for California



\*22573-003\CERTIFICATION OF TRUST TIMOTHY C. DAYTON IRREVOCABLE GRANTOR TRUST (02590075);1