



201707130007

Skagit County Auditor

\$74.00

7/13/2017 Page

1 of

2 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

20173176

JUL 12 2017

Amount Paid \$ 1974.43

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

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

Grantee: Sandra L. Dayton, Trustee, L & S Dayton Family Trust u/a dated December 20, 2010

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

Tax Parcel Number: P48113, P130532

The Grantor, Timothy C. Dayton, Trustee, Timothy C. Dayton Irrevocable Grantor Trust dated August 31, 2013, conveys and warrants to Sandra L. Dayton, Trustee, L & S Dayton Family Trust u/a dated December 20, 2010, Grantee, 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 \$104,874.

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.

TIMOTHY C. DAYTON IRREVOCABLE GRANTOR TRUST dated August 31, 2013

By: [Signature]
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 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 - TIM IDGT TO L & S DAYTON FAMILY TRUST (02536828);1