



201802150026

Skagit County Auditor \$76.00
2/15/2018 Page 1 of 3 9:32AM

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
2018 580
FEB 15 2018

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

WARRANTY DEED

Grantors: Norman Nelson, Jr., Trustee, Spenser P. Dayton Irrevocable Grantor Trust dated August 31, 2013

Norman Nelson, Jr., Trustee, Sean C. Dayton Irrevocable Grantor Trust dated August 31, 2013

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

Grantee: Patrick Carroll, LLC, a Washington limited liability company

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

Tax Parcel Number: P48113, P130532

The Grantors, Norman Nelson, Jr., Trustee, Spenser P. Dayton Irrevocable Grantor Trust dated August 31, 2013, Norman Nelson, Jr., Trustee, Sean C. Dayton Irrevocable Grantor Trust dated August 31, 2013, and Sandra L. Dayton, Trustee, L & S Dayton Family Trust u/a dated December 20, 2010, convey and warrant to Patrick Carroll, LLC, a Washington limited liability company, 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 \$0 and is part of formation of Patrick Carroll, LLC.

The liability and obligations of the Grantor to Grantees and Grantees' 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 January 29, 2018.

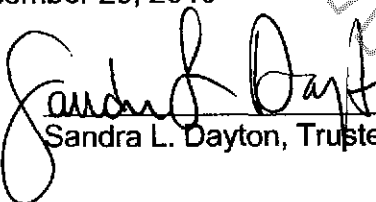
SPENSER P. DAYTON IRREVOCABLE
GRANTOR TRUST dated August 31, 2013

By: 
Norman Nelson, Jr., Trustee

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

By: 
Norman Nelson, Jr., Trustee

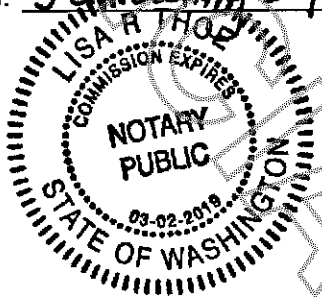
L & S DAYTON FAMILY TRUST w/a dated
December 20, 2010

By: 
Sandra L. Dayton, Trustee

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Norman Nelson, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Spenser P. Dayton Irrevocable Grantor Trust dated August 31, 2013, and as Trustee of the Sean C. Dayton Irrevocable Grantor Trust dated August 31, 2013, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 29, 2018.

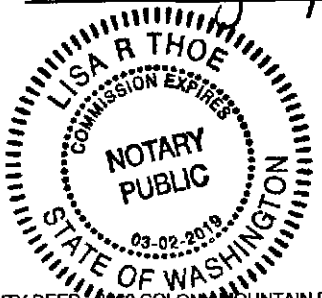


Lisa R. Thoe
Notary Public for Washington
My Appointment Expires: 03-02-19

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Sandra L. Dayton is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the L & S Dayton Family Trust dated December 20, 2010, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 29, 2018.



Lisa R. Thoe
Notary Public for Washington
My Appointment Expires: 03-02-19

*23918-002|WARRANTY DEED - 6899 COLONY MOUNTAIN DRIVE (02709702);1