

APN: P32769 350207-0-008-0002

GL6 - 07\35\02

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Thomas S. Mears
12655 Thomas Creek Rd.
Reno, NV 89511



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03/23/2020 03:26 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

GRANT, BARGAIN, AND SALE DEED

FOR NO CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, the Grantor THOMAS S. MEARS, an unmarried man, does hereby grant, bargain, sell, and convey unto the Grantee THOMAS S. MEARS, trustee of the THOMAS S. MEARS LIVING TRUST, U/D/T/ December 17, 2018, the real property situated in the City of Anacortes, County of Skagit, State of Washington, and legally described as follows:

See Exhibit "A" Attached

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SUBJECT to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

TO HAVE AND TO HOLD the said premises with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Dated this 22 Day of November, 2019.

Signed, sealed, and delivered by:


THOMAS S. MEARS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201025
MAR 23 2020

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

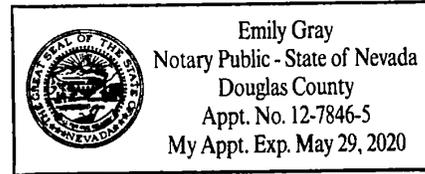
On this 27 day of November, 2019, THOMAS S. MEARS personally appeared before me and proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same in their authorized capacities.

Witness my hand and official seal.

[S E A L]



Notary Public



This Notary Acknowledgement is attached to the Grant Deed dated 11/22/19

Exhibit A

That portion of Government Lot 6, Section 7, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the intersection of Channel View Drive and County Road No. 630, as shown on sheet 3 of 7 sheets of the plat of Holiday Hideaway No. 1 as per plat recorded in Volume 8 of Plats, at pages 36 through 42, records of Skagit County, Washington; thence South $1^{\circ}31'51''$ West along the centerline of said County Road No. 630, a distance of 83.50 feet; thence North $88^{\circ}28'09''$ West a distance of 95.26 feet to the intersection with a curve, having a radius point bearing North $34^{\circ}40'20''$ West a distance of 306.00 feet from said intersection point; thence along the arc of said curve in a Southwesterly direction through a central angle of $3^{\circ}40'11''$ a distance of 19.60 feet to the true point of beginning, being also the Northwest corner of that certain tract conveyed to James H. Freeburg by instrument recorded under Auditor's File No. 711694, records of Skagit County, Washington; thence continue along the arc of the curve through a central angle of $23^{\circ}27'30''$ a distance of 125.28 feet; thence South $82^{\circ}04'05''$ West a distance of 42.12 feet; thence South $8^{\circ}55'55''$ West a distance of 60 feet, more or less, to the line of ordinary high tide; thence Easterly along the line of ordinary high tide; to the intersection with a line bearing South $8^{\circ}55'55''$ West from the true point of beginning; thence North $8^{\circ}55'55''$ East along the West line of said Freeburg property to the true point of beginning.

TOGETHER WITH tidelands of the second-class adjoining said property.

Certification of Trust for the Thomas S. Mears Living Trust dated December 17, 2018

Pursuant to Nev. Rev. Stat. § 164.400 to § 164.440, this Certification of Trust is signed by all the currently acting Trustees of the Thomas S. Mears Living Trust dated December 17, 2018, who declare:

1. The Settlor of the trust is Thomas S. Mears. The trust is revocable by the Settlor.
2. The Trustee of the trust is Thomas S. Mears.
3. The tax identification number of the trust is the Social Security number of Thomas S. Mears.
4. Title to assets held in the trust will be titled as:

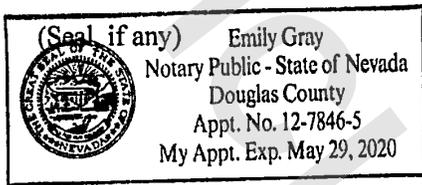
Thomas S. Mears, Trustee of the Thomas S. Mears Living Trust dated December 17, 2018, and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

December 17, 2018

Thomas S. Mears
Thomas S. Mears, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on December 17, 2018, by Thomas S. Mears, as Trustee.



Emily Gray
Notary Public

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