

KATHY HILL  
SKAGIT COUNTY CLERK

99 JUN -3 P3:40

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

RETURN TO:

JOHN W. HICKS  
SCHACHT & HICKS  
PO BOX 1165  
MOUNT VERNON WA 98273

9906030074

LAND TITLE COMPANY OF SKAGIT COUNTY P-89771

DOCUMENT TITLE: STATUTORY QUIT CLAIM DEED IN LIEU OF FORECLOSURE  
Document Released: Deed of Trust 9811170089

GRANTOR: DYBFEST, TORE and DYBFEST, DIANNA L., husband and wife

GRANTEE: FOOD SERVICES, INC., a Washington corporation

ABBREVIATED LEGAL DESCRIPTION: Lots 14-18, BLK 28, Montborne

ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 4135-028-018-0001

STATUTORY QUIT CLAIM DEED IN LIEU OF FORECLOSURE

The Grantors, TORE DYBFEST and DIANNA L. DYBFEST, husband and wife, for and in consideration of value received, convey and quit claim to FOOD SERVICES, INC., a Washington corporation, all present and after acquired interest in and to the following described real estate situate in the county of Skagit, state of Washington, to wit:

29681  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 3 - 1999

Amount Paid *29681*  
By Skagit Co. Treasurer  
Deputy *[Signature]*

9906030074

BK2000PG0212

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

This deed is an absolute conveyance of title, in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore is the full release of all debts and obligations heretofore existing on account of that certain deed of trust recorded under Skagit County Auditor's No. 9811170089, which deed is given in lieu of foreclosure of said deed of trust above referenced.

This deed completely satisfies said deed of trust indebtedness and terminates said deed of trust and the note secured thereby, and any effect thereof, in all respects.

DATED: May 28, 1999.

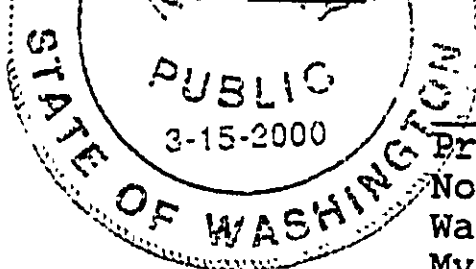
  
TORE DYBFEST

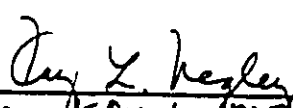
  
DIANNA L. DYBFEST

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that TORE DYBFEST and DIANNA L. DYBFEST, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 28, 1999.



  
Printed name: KAY L. NEGLEY  
Notary Public in and for the state of  
Washington, residing at Mount Vernon  
My commission expires: 3-15-2000

9906030074

BK2000PG0213

Lots 14 through 18, inclusive, Block 28, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT that portion thereof, if any, lying within logging railroad right of way conveyed to the Nelson-Neal Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, under Auditor's File No. 277827, in Volume 169 of Deeds, page 243,

AND ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. Reservation of water rights unto the grantors as contained in instrument dated December 22, 1964, recorded May 4, 1966, under Auditor's File No. 682367 and 682368, from Martin L. Johnson and Florence Johnson, husband and wife, to Sherman M. Prather and Dorothy J. Prather, husband and wife.

2. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 1999, if unpaid, second half delinquent November 1, 1999, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owning</u>
4135-028-018-0001	1999	\$2,310.08	\$1,155.04	\$1,155.04
Property I.D. No.: R74631				

3. ASSESSMENT:

Original Amount:	\$3,960.42
Interest:	5.75%
From:	November 1, 1994
Annual Installments:	30
Installments Paid:	4
Next Installment Delinquent:	November 1, 1999, plus late payment fee for 1998
Levied By:	P.U.D. No. 1
For:	Water
L.U.D. No.:	16
Account No.:	4135-028-018-0001

EXHIBIT "A"

Page 1

BK2000PG0214

9906030074

4. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Stephen R. Williams & Paula D. Williams,  
husband & wife, as to Par A Tore Dybfest  
& Dianne L. Dybfest, husband & wife, as  
to B  
Trustee: Island Title of Skagit County  
Beneficiary: Whidbey Island Bank  
Amount: \$160,000.00  
Dated: June 29, 1995  
Recorded: July 13, 1995  
Auditor's No.: 9507130059  
(Includes other property)

Said instrument is a re-recording of Auditor's File No. 9507070031.

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Stephen R. Williams & Paula D. Williams,  
husband & wife, as to Par A, Tore Dybfest  
& Dianna L. Dybfest, husband & wife, as  
to B  
Trustee: Island Title Company  
Beneficiary: Whidbey Island Bank  
Amount: \$50,479.69  
Dated: November 22, 1995  
Recorded: December 1, 1995  
Auditor's No.: 9512010024  
(Includes other property)

6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Tore Dybfest and Dianna L. Dybfest,  
husband and wife  
Trustee: Land Title Company of Skagit County, a  
corporation  
Beneficiary: Food Services, Inc., a Washington  
corporation  
Amount: \$120,244.00  
Dated: November --, 1998  
Recorded: November 17, 1998  
Auditor's No.: 9811170089  
(Includes other property)

EXHIBIT "A"  
Page 2