



199909010101

Kathy Hill, Skagit County Auditor
9/1/1999 Page 1 of 3 1:05:24PM

AFTER RECORDING RETURN TO:

NAME: Skagit State Bank, attn. D. Oord

ADDRESS: P.O. Box 285

CITY, STATE, ZIP: Burlington, WA 98233

DEED IN LIEU OF FORECLOSURE

THE GRANTOR, Tore Dybfest and Dianna Dybfest, also appears as Dianna L. Dybfest, also appears as Diane Dybfest, also appears as Diane L. Dybfest, husband and wife,

for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust recorded under Auditor's File No. 9602020071, 9602020072, 96121130101, 9712230056, and 980240079 records of Skagit County, Washington,

conveys and warrants to **GRANTEE** Skagit State Bank, a Washington corporation

the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein, and together with all grantor's rights to enforce the covenants and restrictions set forth in that certain deed from grantor to Servstat Assoc. L.L.C., recorded November 11, 1996, under auditor's file no. 9611180059, records of Skagit County, Washington, and re-recorded December 2, 1996, under auditor's file no. 9612020032, which covenants affect a portion of Government Lot 10, Section 7, Township 34 North, Range 3 East, W.M.:


For full legal description, see Exhibit "A", which is attached hereto and by this reference incorporated herein.

P21199 P21182 P21183 P21184

The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above, with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust.

This deed is given as 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. It is the intention of grantors to convey to grantees all their right, title and interest in said premises.

EXHIBIT "A"


D.D.

LEGAL DESCRIPTION:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of State Highway No. 1; EXCEPT that portion condemned in Skagit County Superior Court Cause No. 31675 for State Highway.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 11 in Section 7, Township 34 North,, Range 3 East, W.M., EXCEPT that portion lying North of the South right-of-way line of State Highway No. 536 as conveyed to the State of Washington by deed dated August 2, 1938 and recorded November 5, 1938 in Volume 175 of Deeds, page 568, under Auditor's File No. 307273, EXCEPT that portion condemned by the State of Washington for State Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675, AND EXCEPT the East 650 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The East 400 feet of Government Lot 11 in Section 7, Township 34 North, Range 3 East, W.M.; EXCEPT that portion thereof lying North of the South right of way line of State Highway No. 536, as conveyed to the State of Washington by deed dated August 2, 1938, and recorded November 5, 1938, in Volume 175 of Deeds, page 568, under Auditor's File No. 307273 and EXCEPT LaConner-Whitney Road and ALSO EXCEPT that portion thereof condemned by the State of Washington for Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The West 250 feet of the East 650 feet of that portion of Government Lot 11 in Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of that parcel condemned by the State of Washington for State Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675.

Situate in the County of Skagit, State of



199909010101

Kathy Hill, Skagit County Auditor