



200312080118
Skagit County Auditor

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AFTER RECORDING RETURN TO:

Name	William R. Allen
Address	PO Box 437
City, State, Zip	Sedro-Woolley, WA 98284

Abbrev. Leg.	First to Sedro Lots 1 to 3 & abandoned R/W Blk 44
Tax Acct Nos.	4150-044-003-0005/P75822;
Grantors.	Mann, Michael and Winona
Grantees.	Faupel, Fred J. and Jacqueline
Ref. No.	9210150115 & 9210150112

WARRANTY DEED

THE GRANTORS, MICHAEL MANN and WINONA MANN, husband and wife,
 for and in consideration of the release of Grantors for certain liability set forth below,
 conveys and warrants to GRANTEES, FRED J. FAUPEL and JACQUELINE FAUPEL,
 husband and wife,
 the following described real estate situated in the County of Skagit, State of Washington,
 together with all after acquired title of the grantor(s) therein, and together with all
 fixtures, equipment, appliances and all other property of any kind owned by the Grantors
 and located on the real property at time of execution and delivery of this deed described
 herein or used or intended to be used on the real property:

Lots 1, 2 and 3, Block 44, "FIRST ADDITION TO SEDRO", as per
 plat recorded in Volume 3 of Plats, page 29, records of Skagit County,
 Washington; including that portion of Lot 3 contained in the abandoned
 right-of-way of the Fairhaven and Southern Railway.

Situate in Skagit County, Washington.

This deed is given as an absolute conveyance, assignment and interest of all title or
 interest of the grantors in the real and personal property described herein 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 the property to the
 grantees. This deed is executed and delivered by the Grantors in connection with the
 those two deeds of trust executed by Grantors, MICHAEL MANN and WINONA
 Mann/Faupel/Deed

MANN, husband and wife, to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, in favor of FRED J. FAUPEL and JACQUELINE FAUPEL, husband and wife, as Beneficiaries, and recorded October 15, 1992, under Auditor's File Nos. 9210150112 and 9210150115, records of Skagit County, Washington, and in settlement of all disputes between the parties.

It is warranted and covenanted by the Grantors in executing this Warranty Deed and agreed by the Grantees in accepting the Deed as follows:

1. The consideration for the execution of this Deed consists of the release of the parties from any personal liability for repayment of the amount due to the Grantees under the promissory notes dated October 15, 1992, outstanding as of the date hereof, and the Grantees hereby covenant not to bring suit or institute any other legal action to enforce payment of said notes by the Grantors or enforcement of any other personal obligations between the parties including, but not necessarily limited to, covenant not to compete. However, nothing shall be construed to preclude or otherwise prejudice the Grantees' right to proceed with a foreclosure action against the property or any other property secured by the Deed of Trust, provided that the Grantees shall not seek any deficiency judgment against the Grantors in such foreclosure. The consideration set forth above is equal to the fair market value of the property and includes the fair and reasonable value of the Grantors interest in the property, and further is in settlement of all claims between the parties.
2. This deed is executed voluntarily by Grantors, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantors and Grantees, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United States or applicable laws.
3. Grantors further warrant and represent that: (a) the Grantors have full power and authority to execute and deliver this Deed; (b) this conveyance and assignment is freely and fairly made; and (c) Grantors are not rendered insolvent by this conveyance and assignment.
4. The Grantees by accepting and recording this deed do not intend a merger of its interest under those certain deeds 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 deeds of trust. Although the parties waive their rights to pursue a personal judgment against the other for any claims, one against the other, the Grantees retain the right to proceed with the foreclosure of the above referenced Deeds of Trust against the property in the event a foreclosure is required to clear title to the property of any existing or future encumbrances junior to said Deeds of Trust.

Mann/Faupel/Deed



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Dated 4 DEC, 2003.

Grantors:

Michael Mann
MICHAEL MANN

Winona Mann
WINONA MANN

Grantees:

Fred J. Faupel
FRED J. FAUPEL

Jacqueline Faupel
JACQUELINE FAUPEL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

0224

DEC 08 2003

STATE OF WASHINGTON)

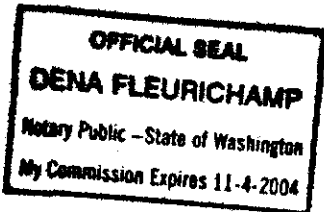
: SS

COUNTY OF SKAGIT)

Amount Paid: 4450
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that MICHAEL MANN and WINONA MANN are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated December 4, 2003.



Printed name: Dena Fleurichamp

Residing at: Sedro Woolley

My appointment expires: 11/24/2004

Mann/Faupel/Deed

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Dated _____, 2003.

Grantors:

MICHAEL MANN

WINONA MANN

Grantees:

FRED J. FAUPEL

Jacqueline Faupel

JACQUELINE FAUPEL

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL MANN and WINONA MANN are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____, 2003.

Printed name: _____

Residing at: _____

My appointment expires: _____



200312080118
Skagit County Auditor

Dated _____, 2003.

Grantors:

MICHAEL MANN

WINONA MANN

Grantees:

Fred J. Faupel

FRED J. FAUPEL

JACQUELINE FAUPEL

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL MANN and WINONA MANN are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____, 2003.

Printed name: _____

Residing at: _____

My appointment expires: _____

Mann/Faupel/Deed

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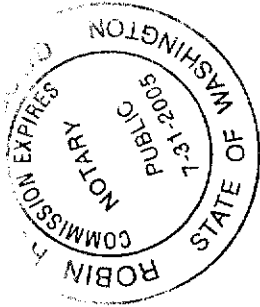
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FRED J. FAUPEL and JACQUELINE FAUPEL 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 this instrument.

Dated 12/4, 2003.



Printed name: Robin Roberts-Creed

Residing at: Stanwood

My appointment expires: 7/31/05.

Mann/Faupel/Deed

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EXHIBIT A

Lots 1, 2 and 3, Block 44, "FIRST ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington; including that portion of Lot 3 contained in the abandoned right-of-way of the Fairhaven and Southern Railway; TOGETHER WITH the South 24 feet of Lots 1, 2 and 3 of Block 44 of the West 24 feet of the North 11 feet of the South 55 feet of Lot 1 of Block 44 all in "FIRST ADDITION TO SEDRO", according to the plat thereof in the office of the Auditor of Skagit County, Washington.

Situate in Skagit County, Washington.



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Skagit County Auditor