



200708210115

Skagit County Auditor

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5 3:47PM

LAND TITLE OF SKAGIT COUNTY

wild

RETURN TO:

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

DOCUMENT TITLE:

QUIT CLAIM DEED IN LIEU OF FORECLOSURE 544⁰⁰

GRANTOR:

WICKS, VICKIE LYNN aka VICKIE LYNN CRANE
CRANE, RICHARD P.

GRANTEE:

POPPE, WALTER E.

ABBREVIATED LEGAL DESCRIPTION:

Tr C, SP 24-72 in 14-34-3 E.W.M.; A Ptn of Lot 11,
Hall Place 1st Add

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A

ASSESSOR'S TAX PARCEL NUMBER: 340314-1-007-0201
P105360

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

THE GRANTOR, VICKIE LYNN WICKS a/k/a VICKIE LYNN CRANE and RICHARD P. CRANE, for and in consideration of value received, convey and quit claim to WALTER E. POPPE, as his separate property, all present and after acquired interest in and to the following described real estate, situate in the County of Skagit, State of Washington:

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

SUBJECT TO: Easements, restrictions and reservations of record.

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 therefor is the full release of all debts and obligations heretofore existing on account of that certain Deed of Trust recorded July 1, 1994, under Auditor's File No. 940701004, records of Skagit County, Washington, 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 Promissory Note secured thereby, and any effect thereof, in all respects.

DATED: August 20, 2007.

3993
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2007

Amount Paid \$ ϕ
Skagit Co. Treasurer
By AC Deputy

Vickie Lynn Wicks Crane
VICKIE LYNN WICKS
aka VICKIE LYNN CRANE

Richard P. Crane
RICHARD P. CRANE



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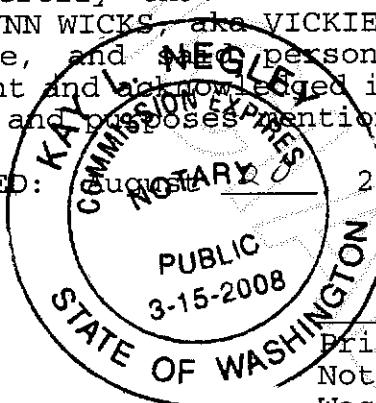
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that VICKIE LYNN WICKS, aka VICKIE LYNN CRANE is the person who appeared before me, and ~~NEGLEY~~ person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 20, 2007.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the State of Washington, residing at Mount Vernon.
My appointment expires: 3/15/2008

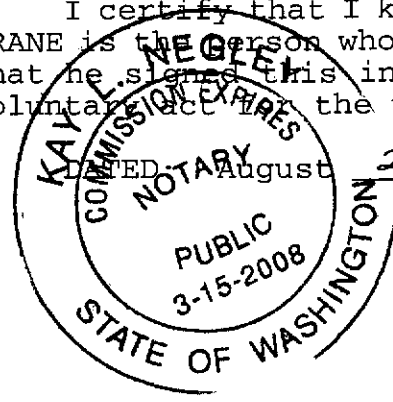
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICHARD P. CRANE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 20, 2007.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the State of Washington, residing at Mount Vernon.
My appointment expires: 3-15-2008



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The following properties in Skagit County, Washington:

Lot "E", "HALL PLACE SECOND ADDITION", as per plat recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington.

PARCEL "A":

The South 228.00 feet of the North 509.10 feet of the East 335.00 feet of the North 40 rods of the East 40 rods of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 3 East, W.M.

EXCEPT from the above described tract of land, the North 80.00 feet of the East 132.50 feet thereof, and

EXCEPT the East 20.00 feet thereof for Dunbar Road, and

EXCEPT ditch rights of way, and

EXCEPT the following described tract:

Beginning at a point on the South line of the North 281.1 feet of the Northeast 1/4 of the Northeast 1/4 of Section 14, at a point 160 feet West of the East line thereof, said point being the Northwest corner of Tract "D" of said Short Plat No. 24-72; thence West, along the North line of Tract "C" of said Short Plat No. 24-72, a distance of 17.5 feet; thence South, parallel with the West line of said Tract "D", a distance of 70.00 feet; thence East a distance of 17.5 feet, more or less, to a point on the West line of said Tract "D", 10.00 feet North of the Southwest corner thereof; thence North along the West line of said Tract "D" a distance of 70.00 feet, more or less, to the point of beginning.

(The above described tract of land is a portion of Tract "C" of Short Plat No. 24-72, approved April 12, 1972)

EXHIBIT "A"



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PARCEL "B":

The Easterly 10.00 feet of Lot 11, "HALL PLACE FIRST ADDITION", as per plat recorded in Volume 14 of Plats, pages 108 and 109, records of Skagit County, Washington.

PARCEL "C":

The South 10 feet of the following described property:

The South 80.00 feet of the North 361.10 feet of the East 132.50 feet of the North 40 rods of the East 40 rods of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 3 East, W.M.

EXCEPT the East 20.00 feet for Dunbar Road and

EXCEPT ditch rights of way.

(The above described tract of land is shown as Tract "D" of Short Plat No.24-72, approved April 12, 1972)

