



200901260112
Skagit County Auditor

1/26/2009 Page 1 of 6 11:57AM

RETURN TO:
SCHACHT & HICKS INC PS
PO BOX 1165

MOUNT VERNON WA 98273

17769 LAND TITLE OF SKAGIT COUNTY
ACCOMMODATION RECORDING

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE

GRANTOR: LANDMARK BUILDING AND DEVELOPMENT, INC.

GRANTEE: HORIZON BANK

ABBREVIATED LEGAL DESCRIPTION:

Ptn NW 1/4 SE 1/4, 28-33-4 E W.M. aka Lot 1, SP#PL05-0273
Ptn SE 1/4 of SE 1/4, 29-34-4 E W.M.
Ptn SE 1/4 SE 1/4, 29-35-4 E. W.M.
Lots 17-20, Thyme Square Binding Site Plan

206
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 26 2009

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A"

Amount Paid \$
By Skagit Co. Treasurer
Deputy

ASSESSOR'S TAX PARCEL NUMBER:

P124258 P124158
P38084
P38076
P123744, P123745, P123746, P123747

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

The Grantor, LANDMARK BUILDING AND DEVELOPMENT, INC, a Washington corporation, for good and valuable consideration releases and quit claims to the Grantee, HORIZON BANK, all right, title and interest in and to the following described real estate, situate in the County of Skagit, State of Washington, including any interest therein which the Grantors may hereafter acquire:

Those certain tracts of land described on EXHIBIT "A" attached hereto and by reference made a part hereof.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under the certain Deeds of Trust

DESCRIPTION:

Lot 1, Short Card No. PL05-0273, approved November 28, 2005 and recorded December 6, 2005 under Auditor's File No. 200512060129 and being a portion of the Northwest ¼ of the Southeast ¼ and of the Northeast ¼ of the Southwest ¼ of Section 28, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P124158

Deed of Trust recorded under Auditor's No. 200604070108

Modification of Deed of Trust recorded under Auditor's No. 200704110113

Modification of Deed of Trust recorded under Auditor's File No. 200808270108

Abbreviated legal: Ptn NW 1/4 SE 1/4, 28-33-4 E W.M.
(aka Lot 1, SP#PL05-0273)

EXHIBIT "A" - page 1



200901260112
Skagit County Auditor

PARCEL "A":

That portion of the Northeast ¼ of the Southeast ¼ of the South-east ¼ of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 89°15'30" West along the North line of said subdivision, a distance of 391 feet;
thence South 4°53'30" West, a distance of 130.31 feet;
thence North 89°15'30" East, a distance of 391 feet to the East line of said Section 29;
thence North 4°53'30" East along the East line of said Section 29, a distance of 130.31 feet to the point of beginning,

EXCEPT the East 20 feet thereof conveyed to Skagit County for Peacock Lane Road No. 407, by deed recorded March 27, 1957, under Auditor's File No. 549141.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 245 feet of the Northeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 29, Township 35 North, Range 4 East, W.M.,

EXCEPT the East 20 feet thereof conveyed to Skagit County, for road by deed recorded March 27, 1957, under Auditor's File No. 549141,

AND EXCEPT the following described tract:

Beginning at the Northeast corner of the Southeast ¼ of the Southeast ¼;
thence South 89°15'30" West along the North line of said subdivision 391 feet;
thence South 4°53'30" West, a distance of 130.11 feet;
thence North 89°15'30" East 391 feet to the East line of said Section 29;
thence North 4°53'30" East along the East line of said Section, a distance of 130.31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 245.00 feet of Lot 2 of that certain Short Plat No. 10-86, approved on April 10, 1986 and recorded in Volume 7 of Short Plats, page 81, records of Skagit County, Washington, being a portion of the Southeast ¼ of the Southeast ¼ of Section 29, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion known as Tract 2B as shown on that certain survey recorded in Volume 10 of Surveys, page 150, under Auditor's File No. 9011150002, records of Skagit County, Washington.

Tax Parcel No. P38084

Deed of Trust recorded under Skagit County Auditor No. 200607250134
Deed of Trust Modification recorded under Auditor's No. 200704110110
Deed of Trust Modification recorded under Auditor's No. 200809240095
Abbreviated legal: Ptn SE 1/4 of SE 1/4, 29-34-4 E W M.

EXHIBIT "A" - page 2



200901260112
Skagit County Auditor

DESCRIPTION:

That portion of the Northeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 29, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the East ¼ corner of said Section 29, as shown on Survey recorded in Book 12 of Surveys, page 105, records of Skagit County, Washington, under Auditor's File No. 9202180063;
thence South 4°53'30" West along the East line of said Section 29, a distance of 1,242.22 feet to the Northeast corner of said subdivision;
thence continuing South 4°53'30" West along said East line, 246.18 feet;
thence South 89°16'19" West parallel with and 245.00 feet South, as measured at right angles from the North line of said subdivision, 20.10 feet to a point on the West margin of Peacock Lane, as shown on said Survey and the true point of beginning;
thence continuing South 89°16'19" West, 647.09 feet to a point on the West line of said subdivision;
thence South 3°40'46" West along said West line, 367.01 feet to a point which lies North 3°40'46" East, 11.00 feet from the Southwest corner of said subdivision;
thence South 43°41'21" East, 14.90 feet to a point on the South line of said subdivision which lies North 88°56'41" East, 11.00 feet from said Southwest corner;
thence North 88°56'41" East along said South line, 628.43 feet to a point on said West margin of Peacock Lane;
thence North 4°53'30" East along said West margin, 375.04 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel P38076

Deed of Trust recorded under Skagit County Auditor's No. 200603010087

Deed of Trust Modification recorded under Skagit County Auditor's No. 200704110112

Abbreviated legal: Ptn SE 1/4 SE 1/4, 29-35-4 E. W.M.



DESCRIPTION:

Lots 17 through 20, inclusive, "THYME SQUARE BINDING SITE PLAN," as per plat recorded on November 10, 2005, under Auditor's File No. 200511100117, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Tax parcels: P123744, P123745, P123746 and P123747

Deed of Trust recorded under Auditor's File No. 200704110109

Modification recorded under Auditor's File No. 200801310138

Abbreviated: Lots 17-20, Thyme Square Binding Site Plan

EXHIBIT "A" - page 4



200901260112

Skagit County Auditor

1/26/2009 Page

6 of

6 11:57AM