

When recorded, return to

B. Tony Branson
Olsen Law Firm PLLC
604 W. Meeker St., Suite 101
Kent, Washington 98032



200903110139
Skagit County Auditor

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STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor: JAMES A. SMITH, Grantor
Grantees: RON CHICK and LAURIE CHICK, Grantees
Legal description: Lot 4, Sunnyside Big Lake Tracts & Ptn. RR RW In Gov. Lot 1, 7-33-5 E W.M.
Assessor's Tax Parcel No. 4025-000-004-0009 P69875
330507-0-001-0300 P99359
Reference #s of Documents Assigned/Released: 200806120030 & 200807010068

Conveyance:

THE GRANTOR, for and in consideration of this Deed in Lieu of Foreclosure of the below-mentioned Deeds of Trust, conveys and warrants to Grantees, the above-described real estate more fully described on Exhibit A attached hereto, situated in Skagit County, Washington ("Property"):

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust, conveyance or security of any kind. Consideration for this Deed consists of full release of Grantor from all debts and obligations heretofore existing on account of the Deeds of Trust on the Property, said contracts being recorded under Auditor's File Nos. 200806120030 and 200807010068 records of Skagit County, Washington. This Deed, together with the associated Estoppel Affidavit, fully satisfies the indebtedness of the Deeds of Trust and terminates the Deeds of Trust and Notes secured thereby, and any effect thereof in all respects.

DATED: March 10, 2009.

JAMES A. SMITH, Grantor

642
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 11 2009

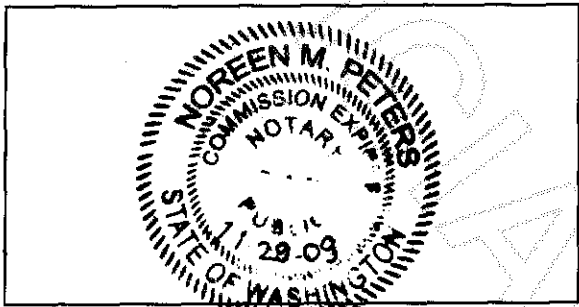
Deed in Lieu of Foreclosure

Amount Paid \$0
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

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

Dated: March 10, 2009.



PLACE NOTARY SEAL IN THIS BOX

Noreen M. Peters
Notary Public in and for the State of
Washington residing at Black Diamond
My appointment expires 11/29/09



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EXHIBIT A

PARCEL "A":

Lot 4, 'ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON,' as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH a parcel of land in Section 7, Township 33 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southeasterly corner of Lot 4 of the 'ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON,' as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;
thence North 49°39'00" East on an extension of the lot line between Lots 4 and 5 of said plat to the West line of Sulfer Springs Road;
thence Northerly along the West line of Sulfer Springs Road to a point that is North 49°39'00" East of the Northeast corner of said Lot 4;
thence South 49°39'00" West to the Northeast corner of said Lot 4;
thence Southeasterly along the East line of said Lot 4 to the true point of beginning, all situated in the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M.

PARCEL "B":

All that portion of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) 140.0 foot wide Seattle to Sumas, Washington Branch Line right of way, now discontinued, being 50.0 feet wide on the Northeasterly side and 90.0 feet wide on the Southeasterly side of said Railroad Company's Main Track centerline as originally located and constructed and situated in Section 7, Township 33 North, Range 5 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southeasterly corner of Lot 4 of the 'ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON,' as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;
thence orth 49°39'00" East on an extension of the lot line between Lots 4 and 5 of said plat a distance of 135.6 feet, more or less, to an existing fence line, as existed on February 21, 1999;
thence North 34°53'36" West a distance of 78.91 feet along said fence to an intersection of the Northwesterly line of said Lot 4 extended North 49°39'00" East;
thence South 49°39'00" West a distance of 139.5 feet to the Northeasterly corner of said Lot 4;
thence South 37°48'41" East along a chord a distance of 78.88 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington,



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