



201201090173

Skagit County Auditor

1/9/2012 Page

1 of

8 1:54PM

FILED FOR RECORD AT THE REQUEST OF  
AND WHEN RECORDED RETURN TO:

Skagit State Bank  
301 Fairhaven Avenue  
P. O. Box 285  
Burlington, WA 98233

**NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE**

Reference No.	200505040080 (Deed of Trust)
Grantor (s):	JOHN LEMON SANCHEZ and AMERICA SANCHEZ, individually, and on behalf of their marital community, SEFERINA BENAVIDAS, aka SEFERINA BENAVIDEZ, and DOMINGO R. BENAVIDAS, aka DOMINGO R. BENAVIDEZ, individually, and on behalf of their marital community
Grantee (s):	SKAGIT STATE BANK
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	ptn SW ¼ of NW 1/4, 22-35-4 E W.M. aka TR 2, SP 9-89
Additional Legal on page(s):	1, 2
Assessor's Tax Parcel No.:	P37083 / 350422-2-008-0106

THE GRANTORS, JOHN LEMON SANCHEZ and AMERICA SANCHEZ, individually, and on behalf of their marital community, and SEFERINA BENAVIDAS, aka SEFERINA BENAVIDEZ, and DOMINGO R. BENAVIDAS, aka DOMINGO R. BENAVIDEZ, individually, and on behalf of their marital community, (collectively referred to herein as "Grantor"), for and in consideration of Grantee's agreement not to foreclose on that certain Deed of Trust described below, convey and warrant to SKAGIT STATE BANK ("Grantee"), the following described real estate situated in the County of Skagit, State of Washington:

Tract 2 of Skagit County Short Plat No. 9-89, approved April 18, 1989, recorded April 21, 1989, in Volume 8 of Short Plats, page 121, under Auditor's File No. 8904210016, records of Skagit County, Washington and being a portion of the Southwest ¼ of the Northwest ¼, of Section 22, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated April 26, 2005 and recorded May 5, 2005 under Skagit County Auditor's File No. 200505040080, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a lien upon the property. All indebtedness secured by said Deed of Trust shall remain in full force and effect. This deed shall not operate to preclude the Grantee from proceeding in any action to enforce its deed of trust.

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the real property described herein to this Warranty Deed, except for that certain unrecorded Forbearance Agreement dated as of October 4, 2011, by and between Grantor and Grantee.

Dated: Nov 30, 2011.

GRANTORS:

John Lemmon Sanchez  
JOHN LEMON SANCHEZ

America Sanchez  
AMERICA SANCHEZ

Domingo R. Benavidez  
DOMINGO R. BENAVIDAS  
(aka DOMINGO R. BENAVIDEZ)

Seferina Benavidez  
SEFERINA BENAVIDAS  
(aka SEFERINA BENAVIDEZ)

201248  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 09 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

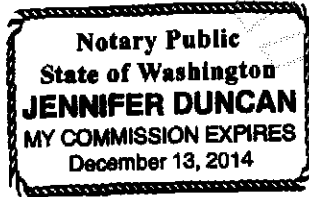


201201090173  
Skagit County Auditor

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that JOHN LEMON SANCHEZ 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: Nov 30, 2011



[Signature]  
(Signature)

NOTARY PUBLIC

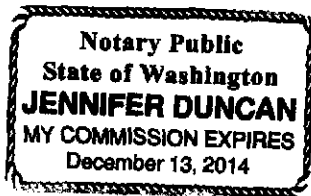
Jennifer Duncan  
Print Name of Notary

My appointment expires: Dec 13 2014

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that AMERICA SANCHEZ is the person who appeared before me, and said 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: Nov 30, 2011



[Signature]  
(Signature)

NOTARY PUBLIC

Jennifer Duncan  
Print Name of Notary

My appointment expires: Dec 13 2014

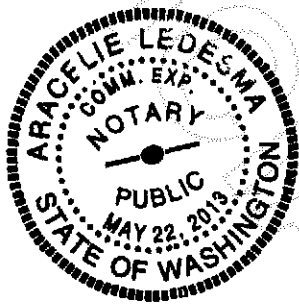


Skagit County Auditor

State of Washington )  
County of Yakima ) ss

I certify that I know or have satisfactory evidence that DOMINGO R. BENAVIDAS, also known as DOMINGO R. BENAVIDEZ, 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: November 25, 2011



Araceli Ledesma

(Signature)

NOTARY PUBLIC

Araceli Ledesma

Print Name of Notary

My appointment expires: May 22, 2013

State of Washington )  
County of Yakima ) ss

I certify that I know or have satisfactory evidence that SEFERINA BENAVIDAS, also known as SEFERINA BENAVIDEZ is the person who appeared before me, and said 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: November 25, 2011



Araceli Ledesma

(Signature)

NOTARY PUBLIC

Araceli Ledesma

Print Name of Notary

My appointment expires: May 22, 2013



201201090173

Skagit County Auditor

EXHIBIT C

BORROWER'S AFFIDAVIT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

JOHN LEMON SANCHEZ and AMERICA SANCHEZ, individually, and on behalf of their marital community, d/b/a SANCHEZ FARMS, and SEFERINA BENAVIDAS, also known as SEFERINA BENAVIDEZ, and DOMINGO R. BENAVIDAS, also known as DOMINGO R. BENAVIDEZ, individually, and on behalf of their marital community, (collectively referred to herein as the "Borrower" or "Borrowers"), being duly sworn, depose and say on behalf of the Borrowers:

1. We are the persons who made, executed and delivered that certain warranty deed to Skagit State Bank (the "Lender"), dated November 30, 2011, 2011, conveying the following described real property (the "Premises"):

Tract 2 of Skagit County Short Plat No. 9-89, approved April 18, 1989, recorded April 21, 1989, in Volume 8 of Short Plats, page 121, under Auditor's File No. 8904210016, records of Skagit County, Washington and being a portion of the Southwest ¼ of the Northwest ¼, of Section 22, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

2. That the aforesaid warranty deed is intended to be and is an absolute conveyance of the title to the Premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that is was the intention of the affiants and Borrowers as grantors in said grant deed to convey, and by said warranty deed JOHN LEMON SANCHEZ and AMERICA SANCHEZ, individually, and on behalf of their marital community, and SEFERINA BENAVIDAS, also known as SEFERINA BENAVIDEZ, and DOMINGO R. BENAVIDAS, also known as DOMINGO R. BENAVIDEZ, individually, and on behalf of their marital community, did convey to the grantee therein, all of their right, title and interest absolutely in and to the Premises; that possession of the Premises has been surrendered to the grantee;

3. That in the execution and delivery of said warranty deed, neither affiants nor Borrowers were acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

4. That affiants believed and now believe that the consideration for said warranty deed represents the fair value of the Premises;



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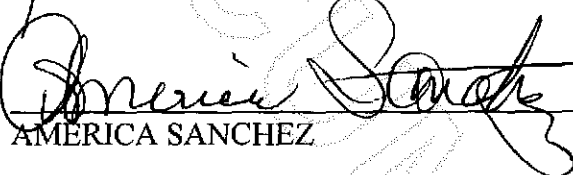
5. That there are no unrecorded interests in the Premises of any kind;
6. That there are no outstanding bankruptcies against or involving Borrowers;
7. This affidavit is made for the protection and benefit of the grantee in said warranty deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Premises, and particularly for the benefit of Land Title Insurance Company of Skagit County, which has insured the title to the Premises in reliance thereon, and any other title company which may hereafter insure the title to the Premises;
8. That the Borrowers understand and agree that before acceptance of the warranty deed by the Lender, title to the Premises must be acceptable to Lender and the Premises must be vacant. Borrowers agree that Lender shall have the right to refuse to accept tender of the warranty deed until such time as Lender records the warranty deed. Actual recording of the warranty deed is the only act which shall constitute acceptance of the warranty deed, and
9. That the affiants will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.


I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

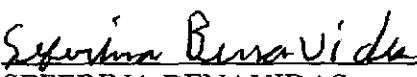
Dated and signed this 30<sup>th</sup> day of November, 2011 in Skagit County, Washington.

BORROWER:

  
\_\_\_\_\_  
JOHN LEMON SANCHEZ

  
\_\_\_\_\_  
AMERICA SANCHEZ

  
\_\_\_\_\_  
DOMINGO R. BENAVIDAS  
(aka DOMINGO R. BENAVIDEZ)

  
\_\_\_\_\_  
SEFERINA BENAVIDAS  
(aka SEFERINA BENAVIDEZ)

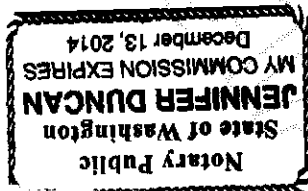


201201090173  
Skagit County Auditor

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that JOHN LEMON SANCHEZ 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: Nov 30, 2011

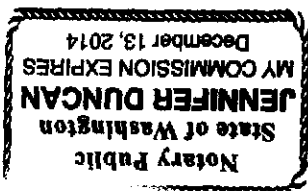


[Signature]  
(Signature)  
NOTARY PUBLIC  
Jennifer Duncan  
Print Name of Notary  
My appointment expires: Dec 13 2014

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that AMERICA SANCHEZ is the person who appeared before me, and said 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: Nov 30, 2011



[Signature]  
(Signature)  
NOTARY PUBLIC  
Jennifer Duncan  
Print Name of Notary  
My appointment expires: Dec 13 2014

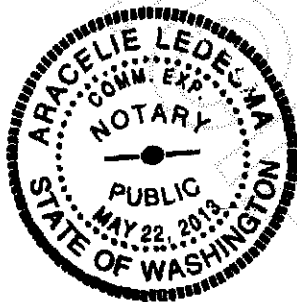


201201090173  
Skagit County Auditor

State of Washington )  
County of Yakima ) ss

I certify that I know or have satisfactory evidence that DOMINGO R. BENAVIDAS, also known as DOMINGO R. BENAVIDEZ, 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: November 25, 2011



Aracelia Ledesma

(Signature)

NOTARY PUBLIC

Aracelia Ledesma

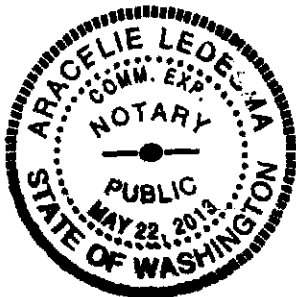
Print Name of Notary

My appointment expires: May 22, 2013

State of Washington )  
County of Yakima ) ss

I certify that I know or have satisfactory evidence that SEFERINA BENAVIDAS, also known as SEFERINA BENAVIDEZ is the person who appeared before me, and said 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: November 25, 2011



Aracelia Ledesma

(Signature)

NOTARY PUBLIC

Aracelia Ledesma

Print Name of Notary

My appointment expires: May 22, 2013



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Skagit County Auditor