

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:



201210300066

Skagit County Auditor

10/30/2012 Page 1 of 4 3:58PM

LAND TITLE OF SKAGIT COUNTY

DEED IN LIEU OF FORECLOSURE

Grantors: Fischer, Gerald D.; and
Fischer, Karane

Grantee: Niagara Holdings, LLC, a Texas limited liability company

Legal Description: Lot 2, Harvest Edge

Full legal description is on Exhibit 1 attached to document

Tax Parcel Numbers: 4885-000-002-0000 / 1124191

Related Documents: 200703050170 (Deed of Trust)
201208080038 (Notice of Trustee's Sale)
201209250070 (Assignment of Deed of Trust)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123442

OCT 30 2012

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

The GRANTORS, Gerald D. Fischer and Karane Fischer, husband and wife, in lieu of foreclosure of that certain Deed of Trust dated February 28, 2007 and recorded in the real property records of Skagit County, Washington under Recording No. 200703050170, (as amended by any amendments thereto, the "Deed of Trust"), and for no other consideration, conveys and warrants to Niagara Holdings, LLC, a Texas limited liability company ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington.

See Exhibit 1 attached hereto.


Grantee's acceptance of this Deed shall not result in a merger of the fee estate with the beneficiary's lien on the property described herein as evidenced by the Deed of Trust. The indebtedness described in the Deed of Trust shall not be deemed satisfied, regardless of any covenant not to sue or other agreements, and the same shall continue to be secured by the Deed of Trust until such time as the beneficiary named therein (or its successor) makes written request to the trustee thereof that the Deed of Trust be reconveyed.

Date: 10.19.12

GRANTORS:



Gerald D. Fischer



Karane Fischer



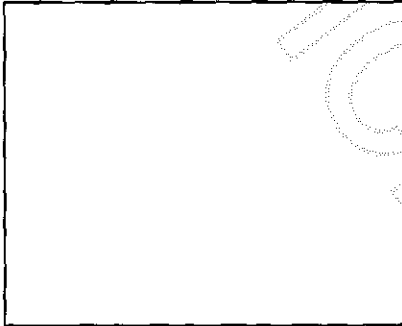
201210300066

Skagit County Auditor

STATE OF California)
) ss.
COUNTY OF Santa Cruz)

I certify that I know or have satisfactory evidence that Karane Fischer is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-18-12



[Handwritten Signature]

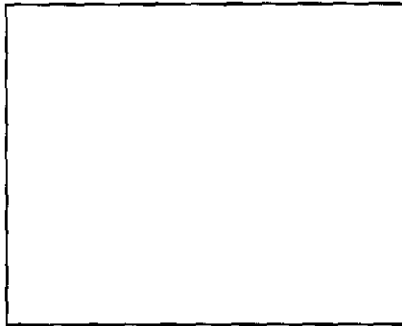
Notary Public
Print Name Maria Diccio
My commission expires 9-6-14



STATE OF California)
) ss.
COUNTY OF Santa Cruz)

I certify that I know or have satisfactory evidence that Gerald D. Fischer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-18-12



[Handwritten Signature]

Notary Public
Print Name Maria Diccio
My commission expires 9-6-14



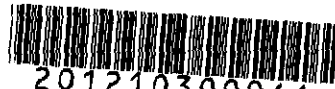
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Exhibit 1 to Deed in Lieu of Foreclosure

Legal Description

LOT 2 PLAT OF HARVEST EDGE AS RECORDED MARCH 17, 2006, UNDER
AUDITOR'S FILE NO. 200603170131, RECORDS OF SKAGIT COUNTY,
WASHINGTON

APN: 4885-000-002-0000



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