



201210310010
Skagit County Auditor

10/31/2012 Page 1 of 5 9:05AM

When Recorded Return To:

Kim Alfreds
c/o John Hawes
5711 Barrett Road
Ferndale, WA 98248

LAND TITLE OF SKAGIT COUNTY

144092-DAE

Reference # (if applicable):

Grantor:	Savvy Investments, LLC
Grantee:	Kim Alfreds
Legal Description (abbreviated):	Parcel A Lot 6, Blk 22, City of Anacortes Parcel B Lots 1 & 2, Blk 9, Woolley, the Hub of Skagit Co.
Additional Legal on:	Exhibit "A"
Tax Parcel Number(s):	P54994/3772-022-006-0008, P77501/4177-009-002-0008

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

Savvy Investments, LLC, a Washington limited liability company, ("Grantor"), for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Kim Alfreds, an individual, ("Grantee") all of Grantor's right, title, and interest in and to the real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in **Exhibit "B"** attached hereto and incorporated herein by reference (the "Deed of Trust"), to have and to hold, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor.

Grantor does hereby warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that the Property is free and clear of all encumbrances except for the Deed of Trust, and any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record; that Grantor know of no other encumbrances against the Real Property; that Grantor will warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as mentioned hereinabove or hereinafter; that possession of the Real Property hereby is surrendered and delivered to Grantee; and there is no individual, partnership, corporation or other entity, other than Grantor, interested in the Property.

This Non-Merger Warranty Deed in Lieu of Foreclosure is given by Grantor as a deed in lieu of foreclosure. It is the purpose, intent and agreement of Grantor and Grantee that the interests of Grantee hereunder shall not merge with the interests of Grantee under the Deed of Trust, which Deed of Trust shall remain in full force and effect until recordation by the trustee of a reconveyance thereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123454
OCT 31 2012

Amount Paid \$0
Skagit Co. Treasurer
By *MEM* Deputy

This Deed is intended as an absolute conveyance and grant of the title to the Property, and not as a mortgage of any kind, Grantor having conveyed the above-described Property for a fair and adequate consideration.

It is the express intent of Grantor and Grantee that the lien of the Deed of Trust aforesaid be preserved against and upon the Property, AND FURTHER, IT IS THE EXPRESS INTENT OF GRANTOR AND GRANTEE THAT SUCH INTEREST OF GRANTEE AS LENDER AND AS GRANTEE HEREUNDER SHALL NOT MERGE, BUT SHALL BE AND REMAIN AT ALL TIMES SEPARATE AND DISTINCT, NOTWITHSTANDING ANY UNION OF SUCH INTERESTS IN GRANTEE AT ANY TIME BY PURCHASE, TERMINATION OR OTHERWISE, AND THAT THE LIEN OF GRANTEE IN THE PROPERTY CREATED BY SAID DEED OF TRUST SHALL BE AND REMAIN AT ALL TIMES A VALID AND CONTINUING LIEN ON SUCH REAL PROPERTY UNTIL RECONVEYANCE THEREOF.

IN WITNESS WHEREOF, Grantor has executed this Deed this 17 day of Oct. 2012.

"GRANTOR"
Savvy Investments, LLC

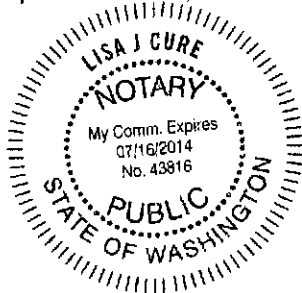
Leldon Dale King, II
By: Leldon Dale King, II
Its: Member

STATE OF WASHINGTON)

COUNTY OF Skagit)

) ss
)

On this 17 day of October, 2012, before the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared LELDON DALE KING, II, to me known to be a member of SAVVY INVESTMENTS, LLC, the limited liability company (the "Company") that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the Company for the uses and purposes therein, and on oath stated that he is authorized to execute the instrument.



Lisa J. Cure
Print Name: Lisa J. Cure
NOTARY PUBLIC, State of Washington,
residing at Mediteran
My Appointment Expires: 7/16/14



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Exhibit "A"
Legal Description

PARCEL "A":

Lot 6, Block 22, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Lots 1 and 2, Block 9, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

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



Exhibit "B"
Deed of Trust

GRANTOR: SAVVY INVESTMENTS, LLC
TRUSTEE: LAND TITLE COMPANY OF SKAGIT COUNTY
ORIGINAL AMOUNT: \$350,000.00
DATED: AUGUST 4, 2008
RECORDED: AUGUST 6, 2008
RECORDING NO. 200808060075



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Exhibit "C" to Settlement Agreement
Leases

Lease between Savvy Investments, LLC as Landlord and Custom Engine & Machine as
Tenant dated December 14, 2008.

Lease between Savvy Investments, LLC as Landlord and King Squared LLC as Tenant
dated July 1, 2008.