

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Morgan-Turner Properties, LP
P. O. Box 568
Anacortes, WA 98221



Skagit County Auditor \$77.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132308
JUN 17 2013

145874-0a
LAND TITLE OF SKAGIT COUNTY

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

NON-MERGER QUIT CLAIM DEED IN LIEU OF FORECLOSURE

Grantors: **JAMES D. MARTIN and REGINA L. STONE**,
husband and wife

Grantee: **MORGAN-TURNER PROPERTIES, LP**, a Washington
limited partnership

Abbreviated Legal: Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO.
PL05-0893 *PLN 6L 5, 9-34.2 E.W.M.*

Additional Legal on page(s): Page 1 *201005140069*

Assessor's Tax Parcel No.: 340209-0-029-0200; P127580; 340209-0-029-0006; P20207

THE GRANTORS, **JAMES D. MARTIN and REGINA L. STONE**, husband and wife ("Grantors"), for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described below, quit claims to **MORGAN-TURNER PROPERTIES, LP**, a Washington limited partnership ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0893, as approved May 16, 2008, and recorded May 19, 2008, under Auditor's File No. 2008051901147, records of Skagit County, Washington; being a portion of Government Lots 4 and 5, Section 9, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

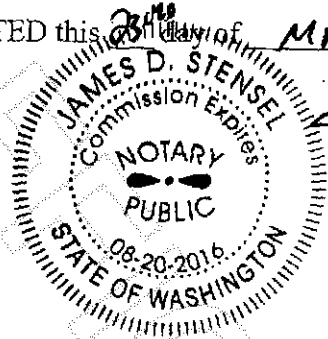
NON-MERGER QUIT CLAIM DEED IN LIEU OF FORECLOSURE

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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that
REGINA L. STONE are the persons who appeared before me, and said persons
acknowledged that they signed this instrument and acknowledged it to be their free and
voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28th day of May, 2013.



A handwritten signature in black ink, appearing to read "James D. Stensel", written over a horizontal line.

NOTARY PUBLIC
Printed Name: JAMES D. STENSEL
My appointment expires: 8/20/2016



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GRANTORS' AFFIDAVIT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

JAMES D. MARTIN and **REGINA L. STONE** (the "Grantors"), being duly sworn, depose and say:

1. I am the person who made, executed, and delivered that certain Quit Claim Deed to **MORGAN-TURNER PROPERTIES, LP** (the "Grantee") dated May 23, 2013, conveying the following described real property (the "Premises"):

Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0893, as approved May 16, 2008, and recorded May 19, 2008, under Auditor's File No. 2008051901147, records of Skagit County, Washington; being a portion of Government Lots 4 and 5, Section 9, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

2. The aforesaid Quit Claim 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; it was the intention of the affiants as Grantors in said grant deed to convey, and by said Quit Claim Deed Grantors did convey, to the Grantee therein all of its right, title, and interest absolutely in and to the Premises; possession of the Premises has been surrendered to the Grantee.
3. In the execution and delivery of said Quit Claim Deed, neither affiant nor Grantors were acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress.
4. The execution and delivery of said Quit Claim Deed by Grantors was duly authorized by affiants.
5. Affiants believed and now believe that the consideration for said Quit Claim Deed represents the fair consideration and value of the Premises.
6. There are no unrecorded interests in the Premises of any kind.
7. There are no outstanding bankruptcies against or involving Grantors.

GRANTORS' AFFIDAVIT



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ORIGINA

8. This affidavit is made for the protection and benefit of the Grantee in said Quit Claim 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 Company of Skagit County, which has insured the title to the Premises in reliance thereon, and any other title company that may hereafter insure the title to the Premises.
9. The affiants and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that 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 ^{effective} this 23rd day of May, 2013, at xxxxxxx, Washington.

GRANTORS:

James D. Martin
 JAMES D. MARTIN

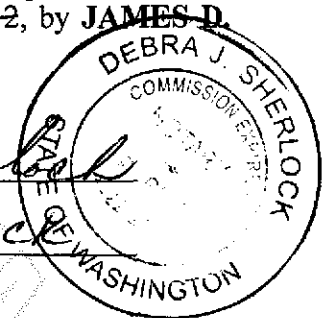
Regina L. Stone
 REGINA L. STONE

SIGNED AND SWORN TO before me this 9 day of MAY, ²⁰¹³ 2012, by JAMES D. MARTIN

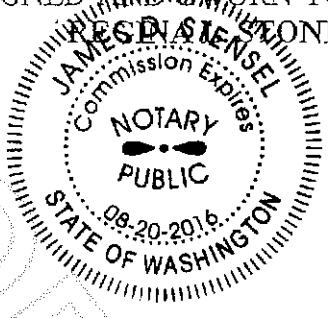
Debbie J. Sherlock
 Notary Public

Debbie J. Sherlock
 (Type or Print Name of Notary)

My Appt. Expires: 1-22-17



SIGNED AND SWORN TO before me this 23rd day of MAY, 2013, by
RESIDENCE



[Handwritten Signature]

Notary Public

JAMES P. STENSEL

(Type or Print Name of Notary)

My Appt. Expires: 8/20/2016

UNOFFICIAL DOCUMENT



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