

When recorded, return to

Ronald Chick
PO Box 1337
Eatonville, WA. 98328



Skagit County Auditor
8/23/2013 Page

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\$77.00
6 12:44PM

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Grantors: Richard A Sherman and Donna L Sherman, Grantors

Grantees: Ronald Chick and Laurie Chick, Grantees

Legal Description: Lot 4, Assessors Plat Of Sunnyside Big Lake Tracts, Skagit County, Washington, as more fully described in Exhibit "A" which is attached hereto and made part hereof.

Assessor's Tax Parcel No. 4025-000-004-0009 P69875

Reference No of Document Assigned or released: 200906260108

Conveyance:

THE GRANTORS, for and in consideration of this Deed in Lieu of Foreclosure of the below-mentioned Deed 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 Deed of Trust on the Property, said contract being recorded under Auditor's File No 200906260108 records of Skagit County, Washington. This Deed, together with the associated Estoppel Affidavit, fully satisfies the indebtedness of the Deed of Trust and terminates the Deed of Trust and Note secured thereby, and any effect thereof in all respects.

Dated: 22 August 2013

Richard A Sherman, Grantor

Donna L Sherman, Grantor

2013 3416
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2013

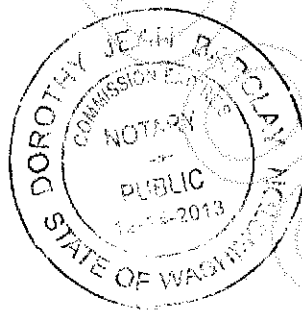
Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

STATE OF WASHINGTON)
) ss
COUNTY OF)

I certify that I know or have satisfactory evidence that RICHARD A SHERMAN and DONNA L SHERMAN are the persons who appeared before me, and who acknowledged that they signed this instrument and acknowledged it to be their free and voluntary acts for the uses and purposes in the instrument.

Dated: 22 August 2013

Dorothy A. Beach
Notary Public in and for the State of Washington
residing at *Leah Wood*
My appointment expires *10-14-2013*



Deed in Lieu of Foreclosure

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EXHIBIT A

Lot 4, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, 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 of the Willamette Meridian, 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, according to the plat thereof, recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;
Thence North 49 degrees 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 degrees 39'00" East of the Northeast corner of said Lot 4;
Thence South 49 degrees 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 Quarter of the Northeast Quarter of Section 7, Township 33 North, Range 5 East of the Willamette Meridian.**

Situated in Skagit County, Washington



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Skagit County Auditor

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PO Box 1337
Eatonville, WA. 98328

ESTOPPEL AFFIDAVIT - DEED OF TRUST

Grantors: Richard A Sherman and Donna L Sherman, Grantors
Grantees: Ronald Chick and Laurie Chick, Grantees
Legal Description: Lot 4, Assessors Plat Of Sunnyside Big Lake Tracts, Skagit County, Washington, as more fully described below
Assessor's Tax Parcel No. 4025-000-004-0009 P69875
Reference No of Document Assigned or released: 200906260108
Conveyance:

This Affidavit made on 22 August 2013, by RICHARD A. SHERMAN and DONNA L. SHERMAN, Husband and Wife, hereinafter referred to as Grantors.

WITNESSETH

On 25 June 2009 the Grantors executed and delivered a Promissory Note to Ronald Chick and Laurie Chick, Husband and Wife, hereinafter referred to as Grantees, in principal sum in the amount of TWO HUNDRED FOUR THOUSAND and NO/100s DOLLARS (\$204,000.00), which were secured by a Deed of Trust of even date therewith and duly recorded in the office of the Skagit County Auditor, under Auditor's File No 200906260108, which Deed of Trust covers the following described real estate situated in Skagit County, Washington. to wit:



Lot 4, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, 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 of the Willamette Meridian, 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, according to the plat thereof, recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;
Thence North 49 degrees 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 degrees 39'00" East of the Northeast corner of said Lot 4;
Thence South 49 degrees 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 Quarter of the Northeast Quarter of Section 7, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

The Grantors are in default in the payment due on said Note, upon which the amount of ONE HUNDRED NINTY NINE THOUSAND THREE HUNDRED SIXTY and 11/100's (\$199,360.11) is presently due and outstanding as of 22 August 2013, and is unable to meet the obligations of said Note and Deed of Trust according to the terms thereof.

The Grantors are the party who made, executed and delivered that certain Deed to Grantees on a Deed of Trust of even date herewith, conveying the above-described property. Said Grantors hereby acknowledges, agrees and certifies that aforesaid Deed is an absolute conveyance of all of the Grantors right, title and interest in and to the real estate, together with all buildings thereon and appurtenances thereunto belong or appertaining, and also a conveyance, transfer and assignment of the Grantors right of possession, rentals and equity of redemption in and to said premises. The value of said real estate in its present condition is not in excess of the amount of all indebtedness outstanding against said property and in consideration of the premises thereof, and upon the occurrence of the condition of acceptance set forth herein and in consideration of such conveyance the Grantors will receive a full and complete release of personal liability on the note, together with the cancellation of the Deed of Trust of record by the Grantees and the delivery to the title company, trustee under said Deed of Trust of the Note secured by said Deed of Trust, duly cancelled.

Estoppel Affidavit

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Said Deed was given voluntarily by the Grantors to the Grantees in good faith on the part of the Grantors and the Grantees, without any fraud, misrepresentation, duress or undue influence whatsoever, or any misunderstanding on the part of the Grantors or the Grantees, and was not given as a preference against any other creditors of said Grantors. Grantors represents that there are no persons, firms, or corporations, other than the undersigned, directly or indirectly interested in the above described property and there are no liens, including judgment liens, or encumbrances that effect the above described property. Said Deed of conveyance shall not restrict the right of the Grantees to institute proceedings if the Grantees so desire, but the conveyance by said Deed shall be and is hereby intended and understood to be an absolute conveyance and unconditional sale with full extinguishment of the Grantors.

This affidavit is made for the protection and benefit of the aforesaid Grantees in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described herein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

Dated: 22 August 2013

Dated: 22 August 2013

Richard A Sherman
Richard A Sherman (Grantor)

Donna L Sherman
Donna L Sherman (Grantor)

STATE OF WASHINGTON)
) ss
COUNTY OF)

I certify that I know or have satisfactory evidence that RICHARD A SHERMAN and DONNA L SHERMAN are the persons who appeared before me, and who acknowledged that they signed this instrument and acknowledged it to be their free and voluntary acts for the uses and purposes in the instrument.

Dated: 22 August 2013

Dorothy Jean Barclay
Notary Public in and for the State of Washington
residing at 2214 Wood
My appointment expires 12-14-2013

