

WHEN RECORDED RETURN TO

Gregory R. Fox  
Lane Powell PC  
1420 Fifth Avenue, Suite 4200  
P.O. Box 91302  
Seattle, WA 98111-9402



201407020005

Skagit County Auditor

\$75.00

7/2/2014 Page

1 of

4 9:17AM

149480-F

Washington State Recorder's Cover Sheet (RCW 65.01)

<b>Document Title:</b> Deed in Lieu of Foreclosure Without Merger
<b>Reference Number(s) of Related Documents:</b> 200712070075
<b>Grantor(s):</b> 1. Woodmansee, Joseph D. 2. Woodmansee, Kimberly A. LAND TITLE OF SKAGIT COUNTY
<b>Grantee(s):</b> 1. Washington Federal, National Association
<b>Abbreviated Legal Description:</b> Ptn SE 1/4 of NE 1/4, 9-34-4 E W.M. and Ptn Tracts 58 & 59, Plat 1, Lakeview Tracts, Big Lake, Skagit Co., Wash. <input checked="" type="checkbox"/> Full legal on Page 4 [Exhibit "A"] of document.
<b>Assessor's Property Tax Parcel/Account Number(s):</b> 340409-1-019-0004 (P24340); 340409-1-020-0001 (P24341); 3941-000-059-0204 (P67132)

**DEED IN LIEU OF FORECLOSURE  
WITHOUT MERGER**

THE GRANTORS, Joseph D. Woodmansee and Kimberly A. Woodmansee, individually and the marital community comprised thereof (collectively, the "Grantors"), for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust dated as of December 5, 2007 ("Deed of Trust"), and recorded December 7, 2007 in the Official Records of Skagit County, Washington under instrument number 200712070075, convey and warrant to Washington Federal National Association ("Grantee"), the real estate legally described on Exhibit "A" attached hereto, situated 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 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 first lien upon the property.

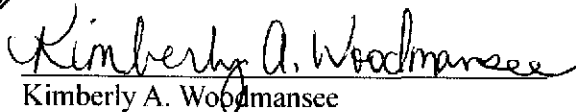
Grantors declare that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantors and Grantee with respect to the conveyance of the real property described in Exhibit "A" hereto, by and between Grantors and Grantee.

The Grantors, for themselves and for their successors in interest, do hereby expressly limit the covenants to those herein expressed, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantors, that the Grantors will forever warrant and defend the title to the Property.

DATED: June 30, 2014.

GRANTORS:

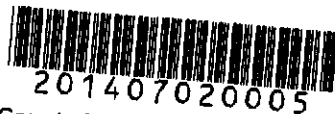
  
Joseph D. Woodmansee

  
Kimberly A. Woodmansee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 2334  
JUL 02 2014

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

[Notary Acknowledgments on Following Page]

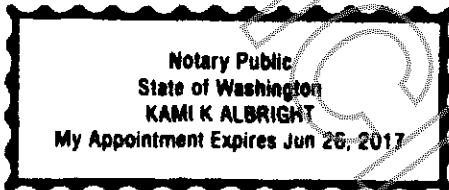


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

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

DATED: 6-27-2014

Kami K Albright



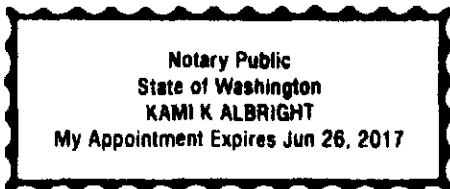
Print Name: Kami K Albright  
NOTARY PUBLIC for the State of WA,  
residing at Skagit  
My appointment expires: June 26, 2017

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

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

DATED: 6-27-2014

Kami K Albright



Print Name: Kami K Albright  
NOTARY PUBLIC for the State of WA,  
residing at Skagit  
My appointment expires: June 26, 2017



EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel "A"

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 728.50 feet of the South 983.50 feet of the West 598.00 feet thereof,

AND ALSO EXCEPT road along the North line thereof.

AND ALSO EXCEPT the road over the North 340 feet of the East 20 feet thereof as conveyed by deed recorded in Volume 102, page 299, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive mutually beneficial roadway and utilities easement over, under and across the West 60.00 feet (as measured perpendicular to the West line) of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M., EXCEPT the South 983.50 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "B"

That portion of Tracts 58 and 59, "Plat 1, Lakeview Tracts, Big Lake, Skagit Co., Wash.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, described as follows:

Beginning at a point on the Westerly line of said Tract 59 (as measured along said Westerly line) which is 30 feet Northerly of the Southwest corner of said Tract 59;  
thence Northerly along the Westerly line of said Tracts 58 and 59, a distance of 80 feet;  
thence Southeasterly in a straight line to a point on the Easterly line of said Tract 59 which is 50 feet Northerly, measured at right angles to the South line of said Tract 59 or said South line extended East;  
thence Southerly along the Easterly line of said Tract 59 to the Southeast corner of said Tract 59;  
thence Northwesterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.

{end of Exhibit "A"}



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