



201408110088

Skagit County Auditor

\$75.00

8/11/2014 Page

1 of

4 11:17AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 2902

AUG 11 2014

After Recording Return To:

LTV LENDING GROUP, LLC
336A EAST FAIRHAVEN AVE.
BURLINGTON, WA 98233Amount Paid \$ 0
Skagit Co. Treasurer
By *MF* Deputy

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE
PRIOR DOCUMENT: DEED OF TRUST (AFN 200712110058)
GRANTOR: JAURON, JAMES M., and JAURON, ALLISON
GRANTEE/BENE.: EQUITY TRUST COMPANY, CUSTODIAN, FBO Martin J. Vezzetti IRA, William Tod Lehecka IRA, Phyllis Bolduc Sitler IRA, Duane Gilliland IRA and Kent B. Haberly IRA
LEGAL DESC.: PTN of NE 1/4 of Sec 31, T36N, R5E, W.M. A.K.A. Tracts 10 and 11 of Survey recorded under Auditor's File No. 800321
TAX PARCEL NOS.: 360531-1-004-0703 (P51193) and 360531-1-003-1009 (P51179)

QUIT CLAIM DEED (In Lieu of Foreclosure)

The Grantor, JAMES M. JAURON and ALLISON JAURON, husband and wife, for and in consideration of in lieu of foreclosure, hereby convey and quit claim to EQUITY TRUST, COMPANY (formerly known as STERLING TRUST COMPANY), CUSTODIAN, FBO MARTIN J. VEZZETTI IRA, WILLIAM TOD LEHECKA IRA, PHYLLIS BOLDUC SITLER IRA, DUANE GILLILAND IRA and KENT B. HABERLY IRA, Grantee, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE

Commonly known as 5143 and 5139 Tenneson Road, Sedro-Woolley, WA 98284

This deed represents a conveyance to Grantee of all interest the Grantor has in the subject property and is given to Grantee with respect to that certain Promissory Note dated December 6, 2007, which is secured by that Deed of Trust recorded under Auditor's File No. 200712110058, records of Skagit County, Washington. Though this deed represents a full conveyance of the Grantors interest in the subject real property, it does not prohibit the Grantee from foreclosure of the said Deed of Trust, without recourse to the Grantors. In the event that any creditors of the Grantor should challenge this transfer of title or should they assert priority over the lien and sums due under the said Note and all other sums advanced by the Grantee in connection with the said property, then the Grantee shall have the absolute right to foreclose, either judicially or non-judicially, pursuant to the terms of the said Deed of Trust referenced herein.

The parties intend that this deed will not merge with the Deed of Trust originally given by Grantor to Grantee and that Grantee shall retain all rights to foreclose embodied in the existing Deed of Trust of record and in favor of Grantee.

Grantor is in default in both principal and interest due under the said Note secured by the Deed of Trust. The Note is presently due and payable in full and as of this date the Grantor is unable to meet the obligations of the said Note and Deed of Trust according to the respective terms.

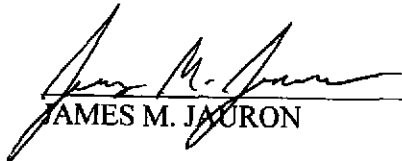
The foregoing is intended as a conveyance, transfer and assignment of all of the Grantors right to possession, rentals and equity of redemption in and to said property as of the date this deed is accepted by Grantee.

The value of the real property conveyed this date is not in excess of the amount of all indebtedness outstanding against such property.

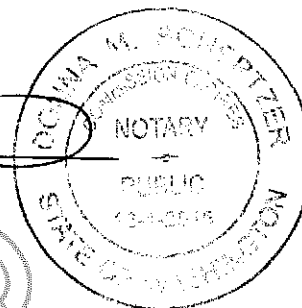
Grantee does not assume any indebtedness of Grantor to any other party by virtue of accepting this deed in lieu of foreclosure.

The transfer of legal title to the real property herein described to Grantee is not intended by the parties to create a merger of the separate estate or title held by Grantee in and under that certain Deed of Trust reference above. Rather, it is the intention of Grantor and Grantee that Grantee's security or lien interest in the real property under the Deed of Trust shall continue in force and remain separate and alive.

Dated this 29 day of July, 2014.


JAMES M. JAURON



ALLISON JAURON



STATE OF WASHINGTON)
) ss.
County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, JAMES M. JAURON, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 29 day of July, 2014.


NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 12-01-15.

p. 2 of 3 - Quit Claim Deed in Lieu of Foreclosure



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8/11/2014 Page

2 of

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STATE OF WASHINGTON)
) ss.
County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, ALLISON JAURON, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 29 day of July, 2014.

Donna M. Schertzer
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 12-01-15

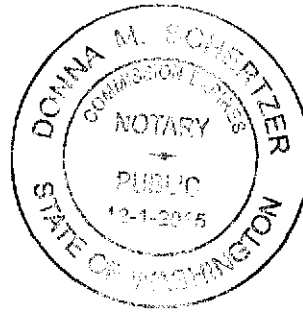


EXHIBIT A
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said subdivision; thence North $87^{\circ}20'58''$ West along the North line thereof, a distance of 1322.0 feet; thence South $1^{\circ}08'36''$ West, a distance of 330.00 feet; thence South $87^{\circ}20'58''$ East, a distance of 1322.0 feet to the East line of said subdivision; thence North $1^{\circ}08'36''$ East along said East line, a distance of 330.00 feet to the point of beginning; EXCEPTING the East 661 feet thereof as conveyed to Tract L. Skeels and Jill S. Skeels, husband and wife, by deed recorded March 27, 1992 as Auditor's File No. 9203270110. (Also known as Tract 10 of Survey recorded under Auditor's File No. 800321, in Volume I of Surveys, page 52, records of Skagit County, Washington.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument of the Southwest corner of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 5 East, W.M.; thence South $88^{\circ}01'15''$ East along the South line of said Northeast $\frac{1}{4}$, a distance of 1314.37 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of said Northeast $\frac{1}{4}$; thence continue South $88^{\circ}01'15''$ East along said South line, a distance of 8.44 feet; thence North $11^{\circ}44'52''$ East 20.29 feet to the true point of beginning, said point being on the North margin of the county road (Fruitdale Road); thence continue North $11^{\circ}44'52''$ East along said centerline, a distance of 1572.80 feet to a point hereinafter referred to as Point "X"; thence North $87^{\circ}20'58''$ West along said centerline, a distance of 309.03 feet; thence North $01^{\circ}08'36''$ East along said centerline, a distance of 690.00 feet, said point being the terminal point for the centerline of this easement. ALSO beginning at Point "X"; thence South $87^{\circ}20'58''$ East along said centerline, a distance of 711.74 feet; thence North $01^{\circ}08'36''$ East along said centerline, a distance of 30.00 feet; thence North $37^{\circ}31'59''$ West along said centerline, a distance of 131.62 feet; thence North $87^{\circ}20'58''$ West along said centerline, a distance of 117.95 feet; thence North $2^{\circ}20'44''$ West along said centerline, a distance of 390.74 feet; thence North $52^{\circ}46'31''$ East along said centerline, a distance of 276.66 feet, said point being the terminal point for the centerline of this easement, the end of said easement being a line running South $87^{\circ}20'58''$ East and North $87^{\circ}20'58''$ West from said terminal point.

PARCEL "B":

Tract 11 of that certain survey of a portion of Section 31, Township 36 North, Range 5 East, W.M., recorded May 6, 1974, under Auditor's File No. 800321 in Volume I of Surveys, page 52, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land designated for such purposes on the face of that survey recorded May 6, 1974 in Volume I of Surveys, page 52, under Auditor's File No. 800321.



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