



201510270039

Skagit County Auditor \$77.00  
10/27/2015 Page 1 of 5 3:24PM

**WHEN RECORDED RETURN TO:**

Adelstein, Sharpe & Serka LLP  
P. O. Box 5158  
Bellingham, WA 98227

**GRANTOR:** RENE M. ZOTTOLO, A SINGLE PERSON  
**GRANTEES:** CLIFFORD J. ERICKSON & FRANCES ANN ERICKSON,  
 HUSBAND AND WIFE  
**LEGAL DESCRIPTION:** PTN N½ NW¼, SW¼ Section 1, T36N, R3E  
**TAX PARCEL I.D. #:** P112856, 360301-3-004-0200;  
 P112896, 360301-3-004-0300  
**REFERENCE #'S:** 201309300267

**CHICAGO TITLE**  
620025368

**STATUTORY WARRANTY DEED  
IN LIEU OF FORECLOSURE**

Rene M. Zottolo, a single person, for good and valuable consideration in lieu of foreclosure of a Deed of Trust by Rene M. Zottolo, Grantor, to Clifford J. Erickson and Frances Ann Erickson, husband and wife, Beneficiaries, dated September 26, 2013, recorded under Skagit County Auditor's File No. 201309300267 (the "Deed of Trust"), hereby grants and conveys to Clifford J. Erickson and Frances Ann Erickson, husband and wife, the property located at 717 Shaw Road, Bellingham, WA 98229 and more particularly described as follows:

**PARCEL A:**

The North Half of the Northwest Quarter of the Southwest Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion lying Westerly of the following described line, as disclosed by Lot Line Adjustment recorded under Auditor's File No. 200305220118, records of Skagit County, Washington;

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE  
Page 1 of 5

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154393  
OCT 27 2015

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

Commencing at the West Quarter corner of Section 1, Township 36 North, Range 3 East of the Willamette Meridian;  
 thence North 89°48'11" East, along the North line of the Southwest Quarter of said Section 1 for a distance of 839.39 feet to a point within Bear Creek and being the true point of beginning;  
 thence South 42°02'24" East for a distance of 56.17 feet;  
 thence South 19°30'47" East for a distance of 162.29 feet;  
 thence South 27°24'10" East for a distance of 63.96 feet;  
 thence South 14°32'09" West for a distance of 44.66 feet;  
 thence South 10°02'24" West for a distance of 53.19 feet;  
 thence South 37°33'52" West for a distance of 52.18 feet;  
 thence North 85°34'41" West for a distance of 18.66 feet;  
 thence leaving said Bear Creek South 00°06'46" West for distance of 80.57 feet to the Southerly side of an existing private road;  
 thence South 74°12'09" West for a distance of 18.20 feet;  
 thence South 55°27'31" West for a distance of 16.30 feet;  
 thence South 37°53'07" West for a distance of 57.85 feet;  
 thence leaving said private road South 39°15'12" West for a distance of 35.48 feet to a point within Bear Creek;  
 thence South 44°15'59" East for a distance of 42.58 feet;  
 thence South 18°39'08" East for a distance of 30.45 feet;  
 thence South 38°51'45" West for a distance of 51.59 feet to a point on the South line of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 1, Township 36 North, Range 3 East of the Willamette Meridian, being the terminus of the Lot Line Adjustment;

Situated in Skagit County, Washington.

TOGETHER WITH title to the mobile home located on said lands.

VIN#	Model Year	Make	Power/ Use	Series & Body Style	License Number	Title Number
S3057	1974	Broam	MOB	64 / 24	@20133	9521242301

PARCEL B:

An easement for ingress and egress and utilities over and across a 20 foot strip in the South Half of said Northwest Quarter of the Southwest Quarter and that portion of the Southwest Quarter of the Northeast

Quarter of the Southwest Quarter lying Westerly of said road in Section 1, said easement being over and across an existing road presently in use.

Situated in Skagit County, Washington.

(hereinafter referred to as the "Property").

This Deed is in absolute conveyance of title in effect, as well as form, and is not intended as a mortgage, deed of trust, or security of any kind. This conveyance completely satisfies all of Grantor's obligations under the debt and obligations secured by the Deed of Trust. Grantor acknowledges the conveyance is voluntary, and affirms that it is Grantor's expressed intention to vest absolute title to the Property and all appurtenant rights and interest in the Property, including all Grantor's right, title and interest to the 1974 manufactured home Fleetwood/Broadmoor 24x64, VIN#S3057 affixed and made a part of the Property in and to Grantees Clifford J. Erickson and Frances Ann Erickson, husband and wife, and confirms that there exist no other Promises or Agreements affecting the secured obligations of the Property other than as set forth herein.

Grantor agrees to accept and record this Deed in Lieu of Foreclosure. However, Grantees acknowledge and agree that it is their expressed intention that the Deed of Trust not be extinguished by Grantees until such time as Grantees are assured that no third parties, security parties, or any other parties have any interest in the Property or security interest in the Property.

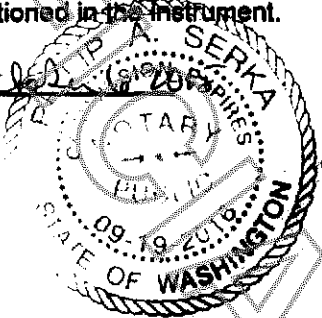
Counterparts. This document may be executed in one or more counterparts, each of which shall be deemed an original, and all of which when taken together will be deemed to constitute one and the same instrument.



STATE OF WASHINGTON )  
 )ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that Clifford J. Erickson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 16, 2015



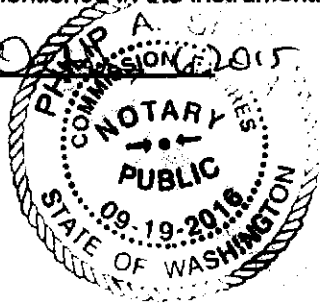
Philip A. Serka

NOTARY PUBLIC, in and for the State of Washington, residing at: Bellingham  
Printed Name: Philip A Serka  
My Commission expires: 9/19/16

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that Frances Ann Erickson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 16, 2015



Philip A. Serka

NOTARY PUBLIC, in and for the State of Washington, residing at: Bellingham  
Printed Name: Philip A Serka  
My Commission expires: 9/19/16

Notary Public License Commission Expires 09-19-2016

UNRECORDED INSTRUMENT