

AFTER RECORDING RETURN TO:

Name Skagit State Bank  
Address 301 East Fairhaven  
City, State, Zip Burlington, WA 98233



200103200030

, Skagit County Auditor

3/20/2001 Page 1 of 4 11:35:55AM

Abbrev. Leg. Ptn of NE1/4 of NE1/4 of Sec. 24, T34N, R3E  
Tax Acct No. 340324-1-006-0001  
Grantor. Self Help Housing  
Grantee. Skagit State Bank  
Ref No. 9904210091

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONLY

M7513

### DEED IN LIEU OF FORECLOSURE

THE GRANTOR, SELF HELP HOUSING, a Washington nonprofit corporation,

for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust recorded under Auditor's File No. 9904210091, records of Skagit County, Washington, or to bring suit against the grantor(s) to enforce the obligations secured by said deed of trust,

conveys and warrants to **GRANTEE SKAGIT STATE BANK**, a Washington corporation, preserving, however, the Grantee's rights to any collateral secured by that certain UCC financing statement between the parties, filed October 19, 1999, with the Department of Licensing under No. 1997-292-0262.

the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO

The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above, with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust and that the Grantee shall preserve all its rights to the collateral secured by that certain UCC financing statement between the parties, filed October 19, 1999, with the Department of Licensing under No. 1997-292-0262.



## EXHIBIT A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

### Parcel "R":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., lying Southerly of the State Highway commonly known as Memorial Highway, and lying Easterly of that certain tract of land conveyed to Frank Bernik and Evelyn Bernik, husband and wife, by Deed recorded May 9, 1939, as Auditor's File No. 312883, in Volume 177 of Deeds, Page 12, and lying Westerly of the following described line:

Beginning at the Southwest corner of that certain tract of land conveyed to Smiley's, Inc., a Washington Corporation, by Deed recorded March 30, 1976, as Auditor's File No. 832505; thence North along the West line of said Smiley Tract to the Northwest corner thereof, which point is also the Southwest corner of Parcel "B" of those two tracts labelled Parcels "A" and "B", conveyed to Willard Hammer and Bernice Evelyn Hammer, husband and wife, by Deed recorded April 22, 1975, as Auditor's File No. 816409; thence North along the West lines of said Hammer Parcels "B" and "A" to the most Westerly corner of said Parcel "A"; thence Northeasterly along the Northwesterly line of said Parcel "A" to the Southwesterly line of Memorial Highway, which is the terminal point of this line.

EXCEPT the following described Parcel "S":

### Parcel "S":

Beginning at the Northeast corner of Tract 3, of Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, Page 166, under Auditor's File No. 7908170009; thence along the Southwesterly right-of-way line of the Memorial Highway, South 52 degrees 03' 10" East, a distance of 184.76 feet; thence South 35 degrees 10' 46" West, a distance of 256.74 feet to the Easterly line of said Short Plat; thence along the Easterly line thereof, North 00 degrees 23' 36" East, a distance of 323.48 feet to the point of beginning.

ALSO EXCEPT the following described Parcel "T":



**Exhibit A, continued**

Parcel "T":

That portion of Parcel "R", lying Southeasterly of the line drawn between Points "A" and "B" below, and Easterly of the line drawn between Points "B" and "C" below, and Northeasterly of the line drawn between Points "C" and "D" below:

Beginning at the Northeast corner of Tract 3, of Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, Page 166, under Auditor's File No. 7908170009; thence along the Southwesterly right-of-way line of the Memorial Highway, South 52 degrees 03' 10" East, a distance of 230.01 feet to Point "A"; thence South 35 degrees 10' 46" West to a point on a line running parallel with and 60 feet East of the East line of the hereinabove mentioned Bernik property, said point hereinafter labelled Point "B"; thence South on said parallel line to a point on a line parallel with and 275 feet Southwesterly of the Southwesterly line of Memorial Highway, said point hereinafter known as Point "C"; thence Southeasterly along said parallel line to the East line of Parcel "R", said point hereinafter known as Point "D".

Parcel "U":

Begin at the Southeast corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, Page 166, under Auditor's File No. 7908170009, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M.; thence South 00 degrees 23' 26" West along the Southerly extension of the East line of said Tract 3, a distance of 88.48 feet; thence North 35 degrees 10' 46" East to a point on the Southeasterly extension of the Southerly line of said Tract 3; thence North 74 degrees 57' 09" West along said Southeasterly extension to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 15 foot wide strip of land lying parallel with and Northwesterly of the following described line:

Beginning at the Northeast corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, in Volume 3 of Short Plats, Page 166, Auditor's File No. 7908170009; thence along the Southwesterly right-of-way line of the Memorial Highway, South 52 degrees 03' 10" East, a distance of 184.76 feet to the true point of beginning of the this line description; thence South 35 degrees 10' 46" West to the point of intersection with the Southeasterly extension of the Southerly line of said Tract 3, the terminus of this line description.

SelfHelpSSBDeed0091

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Skagit County Auditor