

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Ernest J. Ward, III and Patti L. Ward  
18082 Peregrine Lane  
Mount Vernon, WA 98274



200707120070

Skagit County Auditor

7/12/2007 Page

1 of

6 10:46AM

NONMERGER WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor (s): RICHARD ROBERT HINTZE and LAURA RUTH HINTZE,  
husband and wife  
Grantee (s): ERNEST J. WARD, III and PATTI L. WARD,  
husband and wife  
Additional Grantor(s) on page(s)  
Additional Grantee(s) on page(s)  
Abbreviated Legal: Ptn W ½ of W ½ of Tr. 35, Burl. Acreage  
Additional Legal on page(s) 1, 2  
Assessor's Tax Parcel Nos: 3867-000-035-1904 / P62491

THE GRANTORS, RICHARD ROBERT HINTZE and LAURA RUTH HINTZE, husband and wife, for and in consideration of the covenants herein contained, the avoidance of the costs and expense of foreclosure, and no monetary consideration, the Grantors do by these presents convey and warrant to ERNEST J. WARD, III and PATTI L. WARD, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the West Half of the West Half of Tract 35, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of Section Street 270 feet North of the North line of Fairhaven Avenue;  
Thence North along the East line of Section Street 110 feet;  
Thence East 110 feet;  
Thence South 110 feet;  
Thence West 110 feet to the point of beginning.

SUBJECT TO: Easements, restrictions and reservations of record.

Situate in Skagit County, State of Washington.

This deed does not effect a merger of the fee ownership and the lien of the Deed of Trust dated March 9, 2006, recorded March 10, 2006, under Skagit County Auditor's File Number 200603100087, records of Skagit County Washington. The fee and lien shall hereafter remain separate and distinct. This deed shall not operate to preclude the Grantee from proceeding in any action to enforce its deed of trust, but it shall preclude the Grantee from obtaining any deficiency judgment against the Grantors.

DATED: this 10<sup>th</sup> of July, 2007.

GRANTORS:


  
RICHARD ROBERT HINTZE

  
LAURA RUTH HINTZE

ACKNOWLEDGEMENTS FOLLOW

3294  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 12 2007

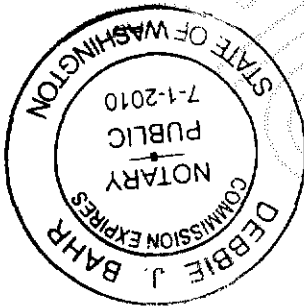
Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that RICHARD ROBERT HINTZE is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 10, 2007.



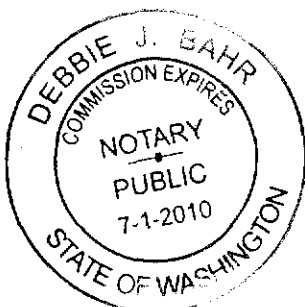
Debbie J. Bahr  
(Signature)  
NOTARY PUBLIC

Print Name of Notary  
My appointment expires: 7-1-2010

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that LAURA RUTH HINTZE is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 10, 2007.



Debbie J. Bahr  
(Signature)  
NOTARY PUBLIC

Print Name of Notary  
My appointment expires: 7-1-2010



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

The undersigned, being first duly sworn on oath, depose and say:

1. That RICHARD ROBERT HINTZE and LAURA RUTH HINTZE, husband and wife, are the persons who made, executed, and delivered that certain Nonmerger Warranty Deed in Lieu of Foreclosure, as set forth above, conveying the following described property:

That portion of the West Half of the West Half of Tract 35, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of Section Street 270 feet North of the North line of Fairhaven Avenue;  
Thence North along the East line of Section Street 110 feet;  
Thence East 110 feet;  
Thence South 110 feet;  
Thence West 110 feet to the point of beginning.

SUBJECT TO: Easements, restrictions and reservations of record.

Situate in Skagit County, State of Washington.

2. That the aforesaid deed is intended to be and is an absolute conveyance of the title to the property to the Grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants, as Grantors in the deed to convey, and by the deed the affiants did convey, to the Grantee therein all of their right, title, and interest absolutely in and to the property, that possession of the property has been surrendered to the Grantee;



3. That in the execution and delivery of the deed, affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;
4. That the consideration for the deed was and is a covenant not to sue to enforce the obligation of the Note, dated March 9, 2006, and secured by a deed of trust on the property executed by RICHARD ROBERT HINTZE and LAURA RUTH HINTZE, as Grantors to ERNEST J. WARD, III and PATTI L. WARD, dated March 9, 2007, recorded March 10, 2006, under Skagit County Auditor's File Number 200603100087, records of Skagit County Washington.
5. That at the time of making the Nonmerger Warranty Deed in Lieu of Foreclosure, affiants believed and now believe that this represents fair consideration;
6. This affidavit is made for the protection and benefit of ERNEST J. WARD, III and PATTI L. WARD and any title company that may hereafter insure the title to the property;
7. That the affiants will testify, declare, depose, or certify before any competent tribunal, officer, or persons, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated and signed this 10<sup>th</sup> day of July, 2007, in Skagit County, Washington.

  
RICHARD ROBERT HINTZE

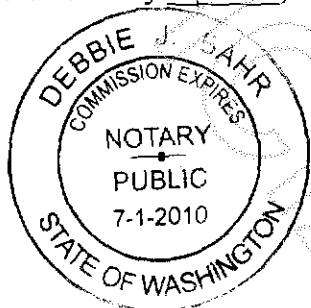
  
LAURA RUTH HINTZE



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that RICHARD ROBERT HINTZE is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 11<sup>th</sup>, 2007.



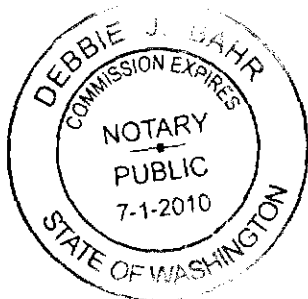
Debbie J. Gahr  
(Signature)  
NOTARY PUBLIC

Print Name of Notary  
My appointment expires: 7-1-2010

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that LAURA RUTH HINTZE is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 11<sup>th</sup>, 2007.



Debbie J. Gahr  
(Signature)  
NOTARY PUBLIC

Print Name of Notary  
My appointment expires: 7-1-2010

