

AFTER RECORDING, RETURN TO:

SUMMIT BANK

PO BOX 805

BURLINGTON, WA 98233



200801110026

Skagit County Auditor

1/11/2008 Page

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4 9:43AM

LAND TITLE OF SKAGIT COUNTY

Abbrev. Legal
Tax Account #
Grantor
Grantee
Ref. No.

LOT 2, SHORT PLAT #LU-04-091
340409-3-015-07(P125057)
WPC JOINT VENTURE LLC
SUMMIT BANK
200705250106

#89
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 11 2008

Amount Paid \$
By Skagit Co. Treasurer
Deputy

DEED IN LIEU OF FORECLOSURE

THE GRANTORS, WPC JOINT VENTURES LLC,

for and in consideration of the release of Grantors for certain liability set forth below,

convey and warrant to GRANTEE, SUMMIT BANK,

the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors therein,

Lot 2, Short Plat #LU-04-091, approved September 18, 2006, recorded September 21, 2006, under Skagit County Auditor's file #200609210114, being a portion of tract 3, City of Mount Vernon short plat #MV-1-79, which was approved January 15, 1979, and recorded January 23, 1979, under Skagit County Auditor's file #895203 in Volume 3 of short plats, page 65, Records of Skagit County, State of Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

Together with and subject to easements for ingress, egress, water pipeline, and utilities as delineated on the face of said Short Plat #LU-04-091.

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

The address of said property is: 2402 Francis Rd., Mount Vernon WA 98273. Real Property tax identification number is 340409-3-015-0700 (parcel 125057).

This deed is given as an absolute conveyance, assignment and interest of all title or interest of the grantors in the real property described herein and is not intended as a mortgage, trust conveyance or security of any kind. It is the intention of grantors to convey to grantee all their right, title and interest in the property to the grantee. This deed is executed and delivered by the Grantors in connection with the deed of trust executed by Grantors WPC Joint Ventures, LLC, to Land Title Insurance Company as Trustee, in favor of Summit Bank, as Beneficiary, and recorded on May 25, 2007, under Auditors File No. 200705250106, records of Skagit County, State of Washington, the beneficial interest being now held by Summit Bank and an Assignment of Rents recorded on May 25, 2007, under Auditors File No. 20070525017.

It is warranted and covenanted by the Grantors in executing this Deed in Lieu of Foreclosure and agreed by the Grantee in accepting the Deed as follows:

1. The consideration for the execution of this Deed in Lieu consists of the release of the Grantor(s) from any personal liability for repayment of the amount due to the Grantee under the promissory note dated May 21, 2007, outstanding as of the date hereof. Nothing shall be construed to release the Grantor(s) or any other party from any other obligations to the Grantee, including any other obligations that may also be secured by the Deed of Trust described above, or to preclude or otherwise prejudice the Grantee's right to proceed with a foreclosure action against the property or any other property secured by the Deed of Trust, provided that the Grantee shall not seek any deficiency judgment against the Grantor(s) in such foreclosure. The consideration set forth above is equal to the fair market value of the property and includes the fair and reasonable value of the Grantor(s) interest in the property.
2. This deed is executed voluntarily by Grantor, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor and Grantee, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United States or applicable laws.
3. Grantor(s) further warrant and represent that: (a) the Grantor has full power and authority to execute and deliver this Deed in Lieu; (b) this conveyance and assignment is freely and fairly made; and (c) Grantor is not rendered insolvent by this conveyance and assignment.

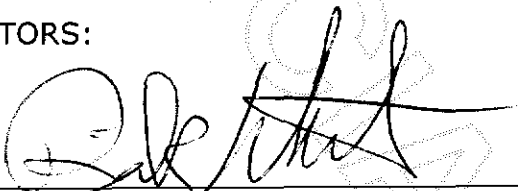


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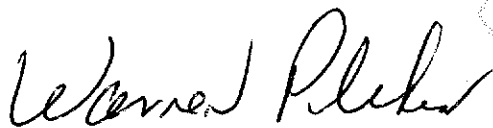
4. The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust. Although the Grantee waives its right to pursue a personal judgment against the Grantor(s) for the debt(s) referenced in Paragraph 1, above, the Grantee retains the right to proceed with the foreclosure of the Deed of Trust, against the property in the event a foreclosure is required to clear title to the property of any existing or future encumbrances junior to the Deed of Trust.

Dated: January 7, 2008

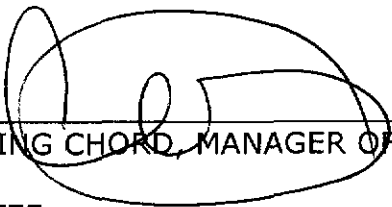
GRANTORS:



RICK WHITE, MANAGER OF WPC JOINT VENTURES, LLC

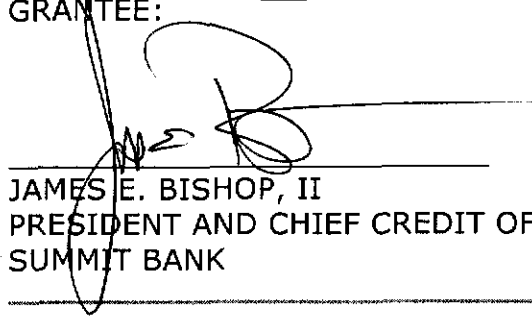


WARREN PILCHER, MANAGER OF WPC JOINT VENTURES, LLC



STERLING CHORD, MANAGER OF WPC JOINT VENTURES, LLC

GRANTEE:



JAMES E. BISHOP, II
PRESIDENT AND CHIEF CREDIT OFFICER
SUMMIT BANK

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICK WHITE, WARREN PILCHER, and STERLING CHORD are the persons who appeared before me, and said persons acknowledged that they signed this instrument and



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State of Washington
County of Skagit

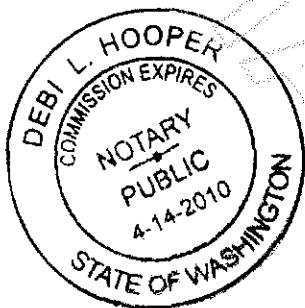
I certify that I know or have satisfactory evidence that Rick White
Warren Pitcher Sterling Chod are the persons who appeared before me,
and said person acknowledged that (he/she/~~they~~) signed this instrument on
oath stated that (he/she/~~they~~) are authorized to execute the instrument and
acknowledge it as the Managers of
JVC Joint Ventures LLC to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: January 7, 2008

Debi L Hooper

NOTARY

My appointment expires 4-14-2010



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