

After Recording Return To: Brett Morrow
2210 Riverside Dr
Mt Vernon WA 98273



200810010036
Skagit County Auditor

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DOCUMENT TITLE: QUIT CLAIM DEED
GRANTOR: Landmark Building and Development, Inc., a WA Corp
GRANTEE: Brett Morrow, as his separate estate
LEGAL DESC.: Lot 20 of "HERITAGE SQUARE"
TAX PARCEL NO.: 4400-000-020-0004 (P81462) GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED (In Lieu of Foreclosure) 95634 E

The Grantor, **Landmark Building and Development, Inc., a WA Corp**, for consideration of in lieu of foreclosure, hereby conveys and quit claims to **Brett Morrow, as his separate estate**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Lot 20 of "HERITAGE SQUARE" according to the plate thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

This deed represents a conveyance to grantee of all interest it has in the subject property and is given in forgiveness of that certain debt owed by them and by John & Shannon Ellis under that certain note dated May 15, 2005, being secured by a Deed of Trust recorded under Auditor's File No. 200505230130, which by assignment under Auditors File No. 200809290188 has been assigned to Grantee, MORROW, who has given as security interest to the herein referenced KRIEGERS as evidenced by assignment recorded under Auditors File No 200809290189. Though this deed represents a full conveyance of the grantor's interest in the subject property, it does not prohibit the Grantee to foreclose said Deed of Trust, without recourse to the grantor and the Ellis(s). 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 note and all other sums advanced by the grantee in connections with the said property, then the grantee shall have the absolute right to pursue foreclosure, either judicially or non-judicially pursuant to the terms of said Deed of Trust referenced above.

This deed is an absolute conveyance, for consideration including the full release of Grantor and of Guarantors, John and Shannon Ellis, of all obligations under that the herein referenced note and Deed of Trust, heretofore executed by Grantor in respect to the subject property described above. Both the Grantee and its predecessor in interest, WILLIAM KRIEGER and PATRICIA KRIEGER, by this acceptance as acknowledged below, do hereby waive and release any right to receive a deficiency following a foreclosure sale of the deed of trust and waive and release any claims and all other rights as against the Guarantors" recognizing and intending that Grantor and Guarantors are' relying on such waivers and releases in making or allowing this conveyance to be made to Grantee.

Grantor declares that the deed is freely and fairly given without representations or warranties of any kind and the parties hereto agree that there are no other agreements, oral or written, other than this deed between Grantor and Grantee and/or Grantee's predecessor in interest with respect to the property described herein.

Grantee accepts title subject to all liens, deeds of trust and all other encumbrances or defects in title. The parties intend that this deed with not merge with the deed of trust originally given by Grantor to Grantee's predecessor in interest 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 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 Note and deed of trust according to the respective terms.

