

Filed for Record at the Request of:

Aaron M. Rasmussen
Attorney at Law, P.S.
1101 Eighth Street, Suite A
Anacortes, Washington 98221



200812300094

Skagit County Auditor

12/30/2008 Page

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2 11:14AM

STATUTORY WARRANTY DEED IN LIEU OF REAL ESTATE CONTRACT FORFEITURE

The Grantors, SHANE A. LAGERWEY and STACY M. LAGERWEY, husband and wife, for and in consideration of a full release of Grantors from all debts and obligations heretofore existing on account of the Real Estate Contract recorded August 31, 2007 under Skagit County Auditor's File No. 200708310189, on which Grantors are currently in default, and for no other consideration, convey and warrant to the Grantees, LANCE J. CAMPBELL and JAMIE E. CAMPBELL, husband and wife, the following described real estate, situated in Skagit County, Washington:

Assessor's Tax/Parcel Number 340414-4-009-0003 / P24768

The Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, all in Section 14, Township 34 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress, egress, sewer, utility, and road purposes (including the right to construct and maintain a 12-foot wide road) over, under and across the West 60 feet of Lots 1 and 2 of Short Plat No. PL04-0576, recorded May 13, 2005, under Auditor's File No. 200505130191, records of Skagit County, Washington; and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

SUBJECT TO restrictions, reservations, and easements of record.

ALSO SUBJECT TO:

1. The Restated and Amended Declaration of Easements recorded under Skagit County Auditor File Number 200708310186.
2. The Relocation of Roadway Easement and Amendment to Roadway Maintenance Declaration recorded under Skagit County Auditor File Number 200708310187.
3. The Declaration of Covenants, Conditions, and Restrictions Regarding Skagit County Parcel Number 340414-4-009-0003 / P24768 recorded under Skagit County Auditor File Number 200708310188.

This Deed is an absolute conveyance of title, in effect and form. The Deed is not intended as a mortgage, trust, conveyance, or security of any kind. Consideration for this Deed consists of a full release of Grantors from all debts and obligations heretofore existing on account of the above-indicated Real Estate Contract. This Deed, together with an associated Estoppel Affidavit, fully satisfies the indebtedness of the Real Estate Contract and terminates the Real Estate Contract and any effect thereof in all respects.

DATED this 8 day of December, 2008.

Shane A Lagerwey
SHANE A. LAGERWEY

Stacy M Lagerwey
STACY M. LAGERWEY

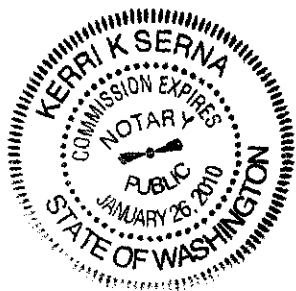
STATE OF WASHINGTON)

COUNTY OF SKAGIT)

ss.

On this day personally appeared before me Shane A. Lagerwey and Stacy M. Lagerwey, to me known to be the individuals described in and who executed the foregoing document and acknowledged that they signed said document as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of December, 2008.



[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Mt. Vernon
My appointment expires 1-26-2010

4112
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2008

Amount Paid \$00
Skagit Co. Treasurer
By nm Deputy



200812300094

Skagit County Auditor