

After Recording Return To:

Thomas M. Spencer  
P.O. Box 459  
La Conner, Washington 98257



200906300090  
Skagit County Auditor

6/30/2009 Page 1 of 3 1:01PM

**WARRANTY DEED**  
(In Lieu of Deficiency Foreclosure)

THE GRANTOR, STEPHEN L. SOOTER, an unmarried individual, for and in consideration of this deed in lieu of foreclosure of the below-mentioned Deed of Trust, paid, bargains, sells and conveys to THOMAS M. SPENCER, a married man as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington ("Property"):

**LOT 6, BLOCK 13, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.**

**Tax Parcel Number: 4128-013-006-0006, P74326**

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust, conveyance or security of any kind. This Deed is given in lieu of deficiency foreclosure of that certain Deed of Trust on the Property recorded under Auditor's File No. 200707050003, records of Skagit County, Washington executed by Grantor in favor of Grantee, as beneficiary, and the promissory note secured thereby.

The Deed of Trust shall remain as a valid lien on the Property and shall not be merged into this deed nor otherwise be extinguished by delivery, acceptance or recording of this or any other deed to Grantee. Pursuant to RCW 61.24.100 (7), the beneficiary's acceptance of this deed in lieu of a trustee's sale under the deed of trust securing this commercial loan exonerates the guarantor from any liability for the debt secured thereby.


This Deed is intended to convey to Grantee any and all legal, equitable and other rights and interests of the Grantor of any and every nature whatsoever in and to the Property including, but not limited to, any rights Grantors may hereafter acquire and any rights of redemption now or hereafter held by or arising in favor of Grantor or any person or entity by, through or under Grantor. Without limiting the generality of the foregoing, Grantor hereby waives and forever releases and relinquishes any and all rights of

redemption and similar rights of any nature whatsoever which it may have or which may accrue in the future in connection with the Property.

Grantor waives and releases any and all statutory, common law and other liens available to it or any of them against the Property, including, but not limited to, those based upon labor performed, materials supplied, services rendered or any other act performed with regard to the Property.

DATED this 20<sup>TH</sup> day of April, 2009.

GRANTOR:

  
\_\_\_\_\_  
Stephen L. Sooter

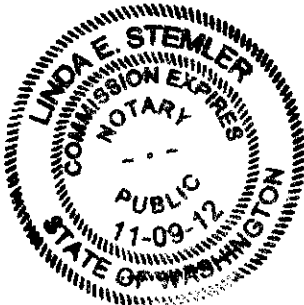
STATE OF WASHINGTON )


) ss.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that **Stephen L. Sooter** is the person who appeared before me, and that person acknowledged signing this instrument as a free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 4/30/2009



  
Printed name: Linda E. Stenler  
NOTARY PUBLIC in and for the State  
of Washington, residing at Bokeel, Wa.  
My Commission expires: 11-09-2012



**Exhibit "A"**

Lot 6, Block 13, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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Skagit County Auditor