

FILED FOR RECORD AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Horizon Bank
1020 South Burlington Blvd.
P. O. Box 642
Burlington, WA 98233



200907090102
Skagit County Auditor

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NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor (s): D. ALEXANDER KING CONSTRUCTION, INC. a
Washington corporation,
DONALD A. KING and MELISSA A. KING,
husband and wife, individually and on behalf of the marital
community
Grantee (s): HORIZON BANK
Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):
Abbreviated Legal: Lot 8 except the S 2' thereof; Lot 10 together with
the S 2' of Lot 9, PLAT OF EAGLE RIDGE
Additional Legal on page(s): 1
Assessor's Tax Parcel Nos.: 4916-000-008-0000 / P125684
4916-000-010-0000 / P125686

THE GRANTORS, D. ALEXANDER KING CONSTRUCTION, INC., a Washington corporation, and DONALD A. KING and MELISSA A. KING, husband and wife, individually and on behalf of the marital community, ("Grantors"), for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described below convey and warrant to HORIZON BANK ("Grantee"), the following described real estate situated in the County of Skagit, State of Washington:

Lot 8, EXCEPT the South 2 feet thereof; Lot 10 together with the South 2 feet of Lot 9, PLAT OF EAGLE RIDGE," as per plat recorded January 11, 2007 under Auditor's File No. 200701110039, records of Skagit County, Washington;

Situated in Skagit County, Washington.

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE - PAGE 1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2041
JUL 09 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By *John* Deputy

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust recorded June 15, 2007 under Skagit County Auditor's File No. 200706150045, and re-recorded February 27, 2009 under Skagit County Auditor's No. 200902270011, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property. All indebtedness secured by said Deed of Trust shall remain in full force and effect. This deed shall not operate to preclude the Grantee from proceeding in any action to enforce its deed of trust.

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the real property described herein to this Warranty Deed, except for that certain unrecorded Settlement Agreement dated as of June 30th, 2009, by and between Grantor and Grantee.

Dated July 1, 2009.

GRANTORS:

D. ALEXANDER KING CONSTRUCTION, INC,
a Washington corporation

By: 
DONALD A. KING
Its: President

By: 
MELISSA A. KING
Its: Vice President


DONALD A. KING, Individually and on
behalf of the marital community


MELISSA A. KING, Individually and on
behalf of the marital community

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE – PAGE 2



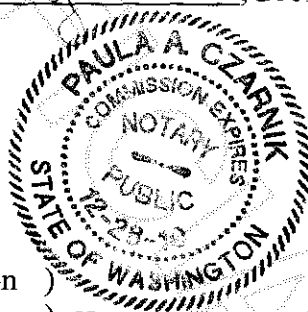
200907090102

Skagit County Auditor

State of Washington)
County of Island) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Donald A. King is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of D. ALEXANDER KING CONSTRUCTION, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 1, 2009



Paula A. Czarnik
NOTARY PUBLIC
Printed Name: Paula A. Czarnik
My appointment expires: 12/28/10

State of Washington)
County of Island) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Melissa A. King is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of D. ALEXANDER KING CONSTRUCTION, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 1, 2009



Paula A. Czarnik
NOTARY PUBLIC
Printed Name: Paula A. Czarnik
My appointment expires: 12/28/10

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE – PAGE 3

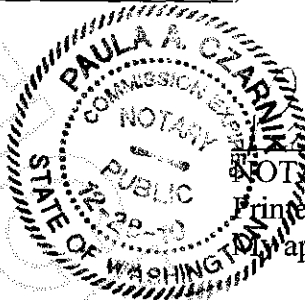


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Skagit County Auditor

State of Washington)
Island) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Donald A. King is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 1, 2009.



Paula A. Czarnik
NOTARY PUBLIC
Printed Name: Paula A. Czarnik
My appointment expires: 12/28/10

State of Washington)
Island) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Melissa A. King is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 1, 2009.



Paula A. Czarnik
NOTARY PUBLIC
Printed Name: Paula A. Czarnik
My appointment expires: 12/28/10

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE - PAGE 4



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