

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



200907090103

Skagit County Auditor

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### NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor (s): DONALD A. KING and MELISSA A. KING,  
as Trustees on behalf of KING FAMILY REVOCABLE  
LIVING TRUST, and  
DONALD A. KING and MELISSA A. KING,  
husband and wife, individually and on behalf of the marital  
community  
HORIZON BANK

Grantee (s):  
Additional Grantor(s) on page(s):  
Additional Grantee(s) on page(s):  
Abbreviated Legal: Skyline No. 3, Lot 43  
Additional Legal on page(s): 1  
Assessor's Tax Parcel No.: 3819-000-043-0004 / P59148

THE GRANTORS, DONALD A. KING and MELISSA A. KING, as Trustees on behalf of KING FAMILY REVOCABLE LIVING TRUST, and DONALD A. KING and MELISSA A. KING, husband and wife, individually and on behalf of the marital community, ("Grantor"), 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 43, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 54 and 55, 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

2042  
JUL 09 2009

Amount Paid \$  
Skagit Co. Treasurer  
By *man* 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. 200706150046, 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 30<sup>th</sup>, 2009, by and between Grantor and Grantee.

Dated July 1, 2009.

GRANTORS:

KING FAMILY REVOCABLE LIVING TRUST

By [Signature]  
DONALD A. KING, Trustee

By [Signature]  
MELISSA A. KING, Trustee

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

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

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



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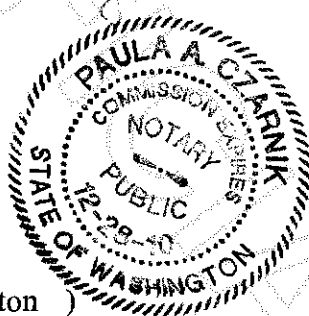
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State of Washington )  
Island ) ss  
County of Skagit )

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, on oath stated that he was authorized to execute the instrument and acknowledged it as a Trustee of the King Family Revocable Living Trust, 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 )  
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 a Trustee of the King Family Revocable Living Trust, 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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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/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 1, 2009.



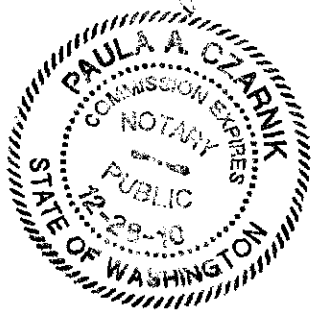
Paula A. Czarnik  
NOTARY PUBLIC

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 he/she signed this instrument and acknowledged it to be his/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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