

200909080154
Skagit County Auditor
9/8/2009 Page 1 of 3 9:51AM

After Recording Return To:
Puget Sound Investors
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE
GRANTOR: MOORE, RICK B. and MOORE, ROBIN A. and COLSON, D. MARIE
GRANTEE/BENE.: SHEARER, RICHARD, and SHEARER, WENDY
LEGAL DESC.: Section 24, Township 35, Range 1; Ptn. SE
(aka Lot 2, Short Plat No. ANA 07-001)
TAX PARCEL NOS.: P126747 / 35012400090100

QUIT CLAIM DEED (In Lieu of Foreclosure)

The Grantors, RICK B. MOORE and ROBIN A. MOORE, husband and wife, and D. MARIE COLSON, for consideration of in lieu of foreclosure, hereby convey and quit claim to RICHARD SHEARER and WENDY SHEARER, husband and wife, 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 2, Short Plat No. ANA 07-001 approved September 7, 2007, recorded October 18, 2007 under Skagit County Auditor's File No. 200710180090, being a portion of the Southwest ¼ of Section 24, Township 35 North, Range 1 East, W.M..

This deed represents a conveyance to Grantees of all interest the Grantors have in the subject property and is given to Grantees with respect to that certain Promissory Note dated January 23, 2008, which is secured by that Deed of Trust recorded under Auditor's File No. 200801230136, records of Skagit County, Washington. Though this deed represents a full conveyance of the Grantors interest in the subject real property, it does not prohibit the Grantees from foreclosure of the said Deed of Trust, without recourse to the Grantor. 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 said Note and all other sums advanced by the Grantees in connection with the said property, then the Grantees shall have the absolute right to foreclose, either judicially or non-judicially, pursuant to the terms of the said Deed of Trust referenced herein.

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2740
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 08 2009

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

The parties intend that this deed will not merge with the Deed of Trust originally given by Grantor to Grantees and that Grantees shall retain all rights to foreclose embodied in the existing Deed of Trust of record and in favor of Grantees.

Grantor is in default in both principal and interest due under the said 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 said Note and Deed of Trust according to the respective terms.

The foregoing is intended as a conveyance, transfer and assignment of all of the Grantor's right to possession, rentals and equity of redemption in and to said property as of the date this deed is accepted by Grantees.

The value of the real property conveyed this date is not in excess of the amount of all indebtedness outstanding against such property.

Grantees do not assume any indebtedness of Grantor to any other party by virtue of accepting this deed in lieu of foreclosure.

The transfer of legal title to the real property herein described to Grantees is not intended by the parties to create a merger of the separate estate or title held by Grantees in and under that certain Deed of Trust reference above. Rather, it is the intention of Grantor and Grantees that Grantees security or lien interest in the real property under the Deed of Trust shall continue in force and remain separate and alive.

Dated this 18 day of ^{June}~~May~~, 2009.

Rick B Moore Sr.

RICK B. MOORE

Robin Moore

ROBIN A. MOORE

D Marie Colson

D. MARIE COLSON



