



201006140047
Skagit County Auditor

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2 9:44AM

After Recording Return To:
Steve Broman
405 S. 7th St.
Mount Vernon, WA 98273

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE
RELATED DOC.: DEED OF TRUST (AFN#200712030212)
GRANTOR: CASA DEL MAR PROPERTIES, LLC
GRANTEE/BENE.: BROMAN, STEVE L., and BROMAN, KATHLEEN L., husband and wife,
and JOHN PICKETT
LEGAL DESC.: Lots 1-3, Ptn. Lot 4, Block 2, "PLAT OF THE SOUTHERN ADDITION TO
MT. VERNON"
TAX PARCEL NOS.: P54298, 3758-002-004-00000

QUIT CLAIM DEED (In Lieu of Foreclosure)

The Grantor, CASA DEL MAR PROPERTIES, LLC, a Washington Limited Liability Company, as successor to the interest of THOMAS MUNDT, for and in consideration of in lieu of foreclosure, hereby conveys and quit claims to STEVE L. BROMAN and KATHLEEN L. BROMAN, husband and wife, and JOHN PICKETT, a married man, as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Lots 1 through 4, inclusive, Block 2, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

EXCEPT the South 6.68 feet of Lot 4 thereof.

This deed represents a conveyance to Grantees of all interest the Grantor has in the subject property as successor in interest to THOMAS MUNDT, and is given to Grantees with respect to that certain Promissory Note dated December 3, 2007, wherein THOMAS MUNDT is the Promissor, and which is secured by that Deed of Trust recorded under Auditor's File No. 200712030212, 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.

The parties intend that this deed will not merge with the Deed of Trust originally given by THOMAS MUNDT, as 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 10th day of June, 2010.

CASA DEL MAR PROPERTIES, LLC

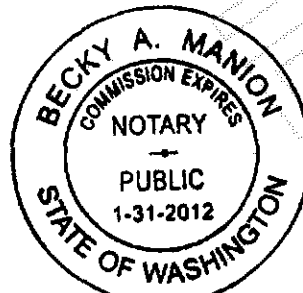
By: [Signature]
THOMAS MUNDT, Managing Member

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, THOMAS MUNDT, to me known to be the Managing Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 10th day of June, 2010.

[Signature]
NOTARY PUBLIC
Printed Name: Becky A Manion
My appointment expires: 1/31/12
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