



201010220044
Skagit County Auditor

When Recorded Return To:

10/22/2010 Page 1 of 2 11:32AM

Gregory S. Petrie
1420 Fifth Avenue, Suite 3150
Seattle, WA 98101

LAND TITLE OF SKAGIT COUNTY

132519-0W

STATUTORY WARRANTY DEED

(Document Summary)

Grantor: David D. Erickson and Karen L. Zeldenrust,
husband and wife

Grantee: Larry McClendon and Julie McClendon, husband
and wife

Legal Description
(abbreviated): Lot 13, Block L, "Cape Horn on the Skagit Div. 2
Skagit County WA

Assessor's Property Tax

Parcel or Account Numbers: 3869-012-013-0004 P63386

The GRANTORS, David D. Erickson and Karen L. Zeldenrust, husband and wife,
for and in consideration of Grantee's agreement not to foreclose that certain
deed of trust described below and to release them from all obligations under the
promissory note secured by the deed of trust, conveys and warrants to Larry
McClendon and Julie McClendon, husband and wife, ("Grantee"), the following
described real estate, situated in the County of Skagit, State of Washington:

Lot 13, Block L, "Cape Horn on the Skagit Division No. 2" as per plat
recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of
Skagit County, Washington together with that certain 1968 10X45 Nashua
Mobile Home, VIN# 1TB2FK13177.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3229

OCT 22 2010

Amount Paid \$ 0
By Skagit Co. Treasurer
Jdm Deputy

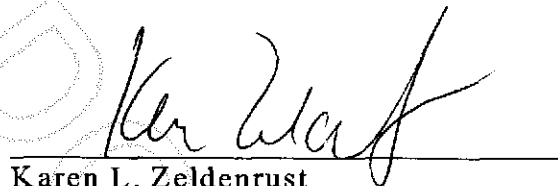
The conveyance set forth herein by Grantor to Grantee is made in lieu of foreclosure by Grantee of that certain Deed of Trust between David D. Erickson and Karen L. Zeldenrust, husband and wife, Grantors and Larry McClendon and Julie McClendon, husband and wife, Beneficiary and Land Title Company of Skagit Trustee, securing debt to Beneficiary dated April 20, 2007 and recorded in Skagit County under Auditors Number 200704300156.

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 in this Warranty Deed.

Dated: 7 day of October, 2010.



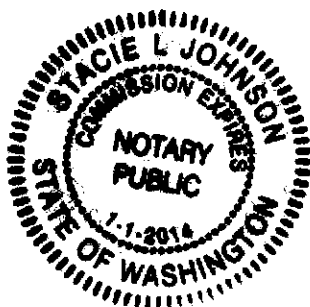
David D. Erickson




Karen L. Zeldenrust

STATE OF WASHINGTON)
): ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that David D. Erickson and Karen L. Zeldenrust are the persons who appeared before me and said persons acknowledged that they signed this instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.



Dated this 7 day of October, 2010


Print Name STACIE L. JOHNSON
NOTARY PUBLIC in and for the State of Washington
Residing in LK FOREST PARK
My commission expires 07/01/14



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