

AFTER RECORDING RETURN TO:

Fairhaven Legal Associates, P.S.  
P.O. Box 526  
Burlington, Washington 98233



201010260064  
Skagit County Auditor

10/26/2010 Page 1 of 3 1:15PM

---

**GRANTOR(S): Clayton S. Johnson and Margaret S. Johnson**  
**GRANTEE: Summit Bank, a Washington Corporation**  
**LEGAL DESCRIPTION:**

Lots 10, 11, and 12, Block 7, "MILLER ADDITION TO BAKER, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 74, records of Skagit County, Washington;

TOGETHER WITH that portion of abutting alleyway vacated by City of Concrete Ordinance 365, recorded under Skagit County Auditor's File No. 9407140034.

Situate in the Town of Concrete, County of Skagit, State of Washington.

**ASSESSOR'S PROPERTY TAX: 4053-007-018-0003**  
**PARCEL AND ACCOUNT #: P # 101157**  
**REFERENCE # OF DOCUMENT: 200806300157**

### **DEED IN LIEU OF FORECLOSURE**

THE GRANTOR(S) Clayton S. Johnson and Margaret S. Johnson, formerly known as Margaret Jean Smiley Johnson and who acquired title as Margaret S. Johnson, husband and wife, who resides at 45351 Main Street, Concrete, WA, 98237 and conveys, warrants and quitclaims to Grantee Summit Bank, a Washington Corporation, all interest in the following described real estate, situated in the county of Skagit, State of Washington:

Lots 10, 11, and 12, Block 7, "MILLER ADDITION TO BAKER, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 74, records of Skagit County, Washington;

TOGETHER WITH that portion of abutting alleyway vacated by City of Concrete Ordinance 365, recorded under Skagit County Auditor's File No. 9407140034.

Situate in the Town of Concrete, County of Skagit, State of Washington.

More commonly known as: Lots 10-12 Miller Street, Concrete, Washington

This deed is an absolute conveyance of title and is not intended as a mortgage, trust conveyance, or security of any kind. This deed is executed and delivered by the Grantor(s) in connection with the deed of trust executed by Grantor(s) Clayton S. Johnson and Margaret S. Johnson, to Land Title as Trustee, in favor of Summit Bank, as Beneficiary, and recorded on June 30<sup>th</sup>, 2008 under Skagit County Auditor's file No. 200806300157, the beneficial interest being now held by Summit Bank.

The consideration therefore is the full release of all debts and obligations heretofore existing on account of that certain Deed of Trust on said premises, recorded under Auditor's file No. 200806300157, records of Skagit County.

It is warranted and covenanted by the Grantor(s) in executing this Deed in Lieu of Foreclosure and agreed by the Grantee in accepting the Deed as follows:

1. This deed is executed voluntarily by Grantor(s), and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor(s) and Grantee, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United States or applicable laws.
2. Grantor(s) further warrants and represents that: (a) the Grantor(s) have full power and authority to execute and deliver this Deed in Lieu; (b) this conveyance and assignment is freely and fairly made; and (c) Grantor(s) are not rendered insolvent by this conveyance and assignment.
3. The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust. Grantee retains the right to proceed with the foreclosure of the Deed of Trust, against the property in the event a foreclosure is required to clear title to the property of any existing or future encumbrances junior to the Deed of Trust.

DATED this 6<sup>th</sup> day of OCT, 2010.

GRANTOR:

Clayton S. Johnson  
Clayton S. Johnson

3263  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 26 2010

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

GRANTOR:

Margaret S. Johnson  
Margaret S. Johnson

GRANTEE:

Jim Bishop II, CCO for Summit Bank,

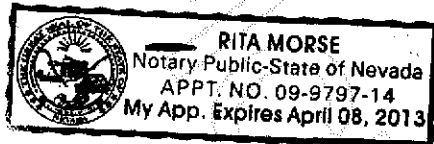


201010260064  
Skagit County Auditor

STATE OF NEVADA )  
 ) ss:  
COUNTY OF NYE )

On this day personally appeared before me Clayton S. Johnson and Margaret S. Johnson, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 day of oct, 2010.



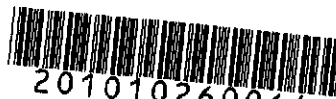
Rita Morse  
NOTARY PUBLIC for Washington, NEVADA  
Residing at: Pahrump, NV County of Nye  
My Commission Expires: 4-8-13

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

THIS IS TO CERTIFY that on this 19<sup>th</sup> day of Oct, 2010, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Jim Bishop II, to me known to be the President and Chief Credit Officer of Summit Bank, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that said individual was authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Joyce A. Svelton  
NOTARY PUBLIC for Washington.  
My Commission Expires: 7-8-13



Skagit County Auditor

10/26/2010 Page

3 of

3 1:15PM