



201012220014

Skagit County Auditor

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5 11:02AM

AFTER RECORDING RETURN TO:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3873

DEC 22 2010

GRANTOR(S): Thomas Palmer and Danielle Palmer  
GRANTEE: Summit Bank, a Washington Corporation  
LEGAL DESCRIPTION:

Amount Paid \$  
Skagit Co. Treasurer  
By Jnm Deputy

PTN OF TR7, PLAT 18 LA CONNER TIDE LANDS A PTN OF TR2, MAP OF LA CONNER

Situate in the County of Skagit, State of Washington.

ASSESSOR'S PROPERTY TAX: 4129-018-007-0102, 4129-018-007-003, and 4123-024-000-0004  
PARCEL AND ACCOUNT #: P #74105, P #74458, and P #74457  
REFERENCE # OF DOCUMENT: 200705220096

### DEED IN LIEU OF FORECLOSURE

THE GRANTOR(S), Thomas and Danielle Palmer, husband and wife, who reside at 11283 Garland Lane, La Conner, WA, 98237 and convey and quit claim to Grantee Summit Bank, a Washington Corporation, all interest in the following described real estate, situated in the county of Skagit, State of Washington:

PTN OF TR7, PLAT 18 LA CONNER TIDE LANDS A PTN OF TR2, MAP OF LA CONNER

Situate in the Town of La Conner County of Skagit, State of Washington.

(See attached Schedule "A-1" for full legal description.)

More commonly known as: 512 S. First Street, La Conner, 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) Thomas and Danielle Palmer, to Chicago Title as Trustee, in favor of Summit Bank, as Beneficiary, and recorded on May 22, 2007 under Skagit County Auditor's file No.200705220096, 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. 200705220096, 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 30 day of September, 2010.

GRANTOR:



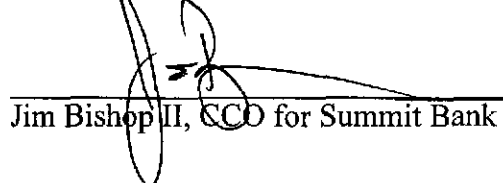
Thomas Palmer

GRANTOR:



Danielle Palmer

GRANTEE:



Jim Bishop II, CCO for Summit Bank



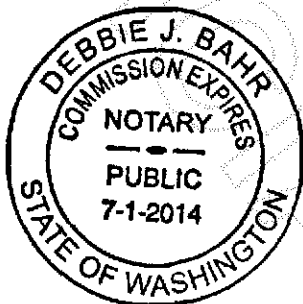
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Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me Thomas and Danielle Palmer, 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.

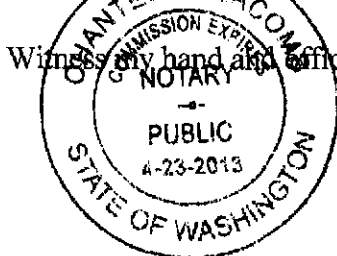
GIVEN under my hand and official seal this 30<sup>th</sup> day of September, 2010.



Debbie J. Bahr  
NOTARY PUBLIC for Washington.  
Residing at: WA. Vernon  
My Commission Expires: 07-01-2014

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

THIS IS TO CERTIFY that on this 5<sup>th</sup> day of October, 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 CCO 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.

Chantelle Jacobs  
NOTARY PUBLIC for Washington.  
My Commission Expires: 04-23-13



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Skagit County Auditor

**Schedule "A-1"**

138497-O

**DESCRIPTION:**

**PARCEL "A":**

Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, TIDE AND SHORE LANDS OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LACONNER HARBOR", according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington, EXCEPT the Southerly 114 feet as conveyed to Glen A. Cornwall by deed dated January 22, 1942 and recorded July 23, 1942, in Volume 186 of Deeds, page 577.

ALSO, Tract 2 of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion conveyed to the Town of LaConner by Deed dated July 20, 1915 and recorded December 2, 1942, under Auditor's File No. 358036, in Volume 187 of Deeds, page 536.

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

**PARCEL "B":**

The Southerly 114 feet of Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, EXCEPT that portion conveyed to the Town of LaConner by deed dated July 20, 1915, filed December 2, 1942, under Auditor's File No. 358036, and recorded in Volume 187 of Deeds, page 536.

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

**PARCEL "C":**

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of LaConner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands, Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street:

thence North 58°47'00" West 45.00 feet;

thence North 31°13'00" East 20.00 feet;

thence North 58°47'00" West 57.00 feet, more or less, and the true point of beginning;

thence North 58°47'00" West 27.00 feet, more or less;

thence North 29°57'00" East 122.00 feet, more or less;

thence South 58°47'00" East 60.00 feet, more or less;

thence South 18°16'00" West 94.00 feet, more or less;

thence North 58°47'00" West 18.00 feet, more or less;

thence South 31°13'00" West 7.00 feet, more or less;

thence North 58°47'00" West 20.00 feet more or less;

thence South 31°13'00" West 6.00 feet, more or less;

thence North 58°47'00" West 7.00 feet, more or less;

thence South 31°13'00" West 6.00 feet, more or less;

thence North 58°47'00" West 5.00 feet, more or less;

thence South 31°13'00" West 15.00 feet, more or less, to the point of beginning;



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## DESCRIPTION CONTINUED:

PARCEL "C-1":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map on file at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street;  
thence North 58°47'00" West 95.00 feet;  
thence North 31°13'00" East 21.00 feet;  
thence North 13°55'00" East 127.00 feet, more or less, to the true point of beginning;  
thence North 58°47'00" West 35.00 feet to a point on the outer harbor line;  
thence North 29°57'00" East 10.40 feet;  
thence South 89°55'40" East 68.00 feet, more or less;  
thence South 16°00'00" West 45.0 feet, more or less;  
thence North 58°47'00" West 26.00 feet, more or less, to the point of beginning.

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

PARCEL "C-2":

A portion of the Harbor Area fronting Tract 7, as shown on the 1986 Corrected Supplement to Plate 18 of La Conner Tidelands as shown on the official map at the Office of the Commissioner of Public Lands in Olympia, Washington, more particularly described as follows:

Beginning at the lead plug at the intersection of First Street and Benton Street;  
thence North 58°47'00" West 45.00 feet, more or less;  
thence North 31°13'00" East 20.00 feet, more or less;  
thence North 58°47'00" West 120.00 feet, more or less, to a point on the outer harbor line and the true point of beginning;  
thence Northeasterly along the outer harbor line 120.03 feet, more or less;  
thence South 58°47'00" East 35.00 feet, more or less;  
thence South 29°57'00" West 120.03 feet, more or less;  
thence North 58°47'00" West 35.00 feet, more or less, to the point of beginning.

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

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