



201103080056

Skagit County Auditor

3/8/2011 Page

1 of

8 2:37PM

FILED FOR RECORD AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Luther and Lyhea Wilson
632 Cain Lake Road
Sedro Woolley, WA 98284

NON-MERGER QUIT CLAIM DEED IN LIEU OF FORECLOSURE

| | |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor (s): | WESTSIDE SECURITIES, LLC, a Washington Limited Liability Company |
| Grantee (s): | LUTHER WILSON and LYHEA WILSON, Husband and Wife |
| Additional Grantor(s) on page(s): | |
| Additional Grantee(s) on page(s): | |
| Abbreviated Legal: | (1) Section 24, Township 34, Range 3, portion NE ¼, Tract 3, Short Plat No. 68-79. (2) Section 24, Township 34, Range: Ptn NE NE (3) Ptn. Tract 1 Short Plat 68-79 in 24- 34-3 EWM |
| Additional Legal on page(s): | 1 |
| Assessor's Tax Parcel No.: | 340324-0-037-0006 (P22553); 340324-0-037-0105 (P22554); 340324-0-037-0204 (P22555) |

THE GRANTOR, WESTSIDE SECURITIES, LLC, a Washington Limited Liability Company ("Grantor"), for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described below quit claims to LUTHER WILSON and LYHEA WILSON, Husband and Wife, ("Grantee"), the following described real estate situated in the County of Skagit, State of Washington:

Assessor's Tax Parcel No: P22553, 340324-0-037-0006

Parcel A: Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.

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IN LIEU OF FORECLOSURE – PAGE 1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

674
MAR 08 2011

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

Parcel B: That portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the NE corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, in Volume 3 of Short Plats, page 166, Auditor's File No. 7908170009; thence along the Southwesterly right-of-way line of the Memorial Highway, South 52 degrees 03'10" East, a distance of 184.76 feet; thence South 35 degrees 10'46" West, a distance of 256.74 feet to the Easterly line of said Short Plat; thence along the Easterly line thereof, North 00 degrees 23'36" East, a distance of 323.48 feet to the point of beginning.

Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Assessor's Tax Parcel No: P22554, 340324-0-037-0105

Tract 2 of Skagit County Short Plat No. 68-79, approved August 9, 1979 and recorded August 17, 1979 in Volume 3 of short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in instruments recorded April 21, 1999 under Auditor's File Nos. 9904210088 and 9904210090.

Subject to: all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Assessor's Tax Parcel No: P22555, 340324-0-037-0204

Tract 1 of Skagit County Short Plat No. 68-79, approved August 9, 1979 and recorded August 17, 1979 in Volume 3 of Short Plats, page 166, under Skagit County Auditor's File No. 7908170009, being also a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.; EXCEPT the following described portion thereof:

Beginning at the SW corner of said Tract 1; thence North 0 degree 18'17" East 350.00 feet along the West line of Tract 1; thence South 89 degrees 19'07" East 151.41 feet parallel with the South line of said Tract 1; thence South 0 degree 18'17" West 350.00 feet to the South line of said tract 1; thence North 89 degrees 19'07" West 151.41 feet along said South line of Tract 1 to the point of beginning. Situate in the County of Skagit, State of Washington.

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Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

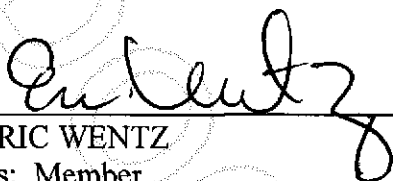
The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust recorded under Skagit County Auditor's File No. 200912170073, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property. All indebtedness secured by said Deed of Trust shall remain in full force and effect. This deed shall not operate to preclude the Grantee from proceeding in any action to enforce its deed of trust.

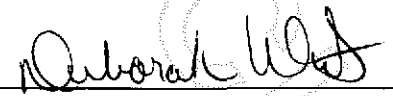
Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the real property described herein to this Quit Claim Deed, except for that certain unrecorded Settlement Agreement dated as of January 27th, 2011, by and between Grantor and Grantee.

Dated 2/24, 2011

GRANTOR:

WESTSIDE SECURITES, LLC, a
Washington limited liability company

By: 
ERIC WENTZ
Its: Member

By: 
DEBORAH WENTZ
Its: Member

 2-26-11

NON-MERGER QUIT CLAIM DEED
IN LIEU OF FORECLOSURE – PAGE 3

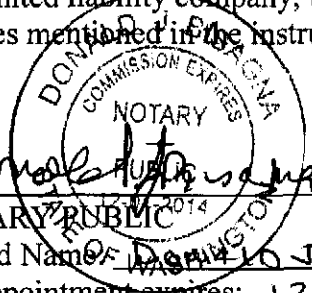


201103080056
Skagit County Auditor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that ERIC WENTZ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of WESTSIDE SECURITIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

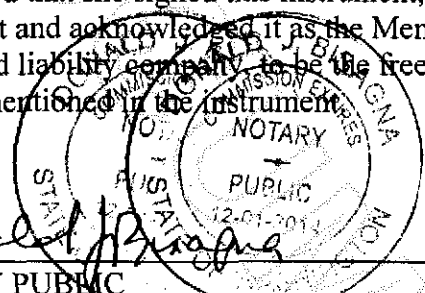
Dated: 2-23-11, 2011


NOTARY PUBLIC
Printed Name: Donald J. Bissegger
My appointment expires: 12-1-2014

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that DEBORAH WENTZ is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Member of WESTSIDE SECURITIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-26, 2011


NOTARY PUBLIC
Printed Name: Donald J. Bissegger
My appointment expires: 12-1-2014

NON-MERGER QUIT CLAIM DEED
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201103080056
Skagit County Auditor

BORROWER'S AFFIDAVIT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

ERIC WENTZ and DEBORAH WENTZ, Members of WESTSIDE SECURITIES, LLC, a Washington limited liability company, ("Borrower"), being duly sworn, deposes and says on behalf of the Borrower:

1. That as Members of WESTSIDE SECURITIES, LLC, we are the persons who made, executed and delivered that certain quit claim deed to Skagit State Bank (the "Lender"), dated February 24, 2011, conveying the following described real property (the "Premises"):

Assessor's Tax Parcel No: P22553, 340324-0-037-0006

Parcel A: Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.

Parcel B: That portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

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Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Assessor's Tax Parcel No: P22554, 340324-0-037-0105

Tract 2 of Skagit County Short Plat No. 68-79, approved August 9, 1979 and recorded August 17, 1979 in Volume 3 of short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.;

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TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in instruments recorded April 21, 1999 under Auditor's File Nos. 9904210088 and 9904210090.

Subject to: all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Assessor's Tax Parcel No: P22555, 340324-0-037-0204

Tract 1 of Skagit County Short Plat No. 68-79, approved August 9, 1979 and recorded August 17, 1979 in Volume 3 of Short Plats, page 166, under Skagit County Auditor's File No. 7908170009, being also a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.; EXCEPT the following described portion thereof:

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Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

2. That the aforesaid quit claim deed is intended to be and is an absolute conveyance of the title to the Premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the affiant and Borrower as grantor in said grant deed to convey, and by said quit claim deed Westside Securities, LLC, a Washington limited liability company, did convey to the grantee therein, all of its right, title and interest absolutely in and to the Premises; that possession of the Premises has been surrendered to the grantee;

3. That in the execution and delivery of said quit claim deed, neither affiant nor Borrower were acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

4. That the execution and delivery of said quit claim deed by Borrower was duly authorized by affiants as the Members and Managers of Borrower;

5. That affiant believed and now believes that the consideration for said quit claim deed represents the fair value of the Premises;

NON-MERGER QUIT CLAIM DEED
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6. That there are no unrecorded interests in the Premises of any kind;
7. That there are no outstanding bankruptcies against or involving Borrower or any of its members;
8. Westside Securities, LLC is a limited liability company duly organized, validly existing and in good standing under the laws of Washington, and Eric Wentz and Deborah Wentz, as Members of Westside Securities, LLC, have the requisite corporate power and authority to execute and deliver this deed and affidavit and to consummate the transactions contemplated hereby. The execution and delivery, by Eric Wentz and Deborah Wentz as Members of Westside Securities, LLC, of this deed and affidavit and the consummation of the transactions contemplated thereby have been duly authorized by all necessary corporate action on the part of Westside Securities, LLC;
9. This affidavit is made for the protection and benefit of the grantee in said quit claim deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Premises, and particularly for the benefit of Land Title Insurance Company of Skagit County, which has insured the title to the Premises in reliance thereon, and any other title company which may hereafter insure the title to the Premises; and
10. That the affiant will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated and signed this 23 day of Feb ~~January~~ 2011, in Skagit County, Washington.

BORROWER:

WESTSIDE SECURITIES, LLC, a
Washington limited liability company

By: Eric Wentz

ERIC WENTZ

Its: Member

By: Deborah Wentz

DEBORAH WENTZ

Its: Member

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IN LIEU OF FORECLOSURE – PAGE 7

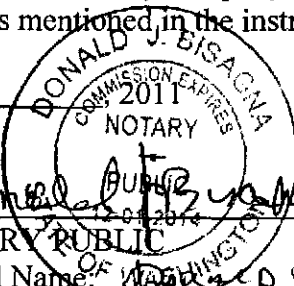


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Skagit County Auditor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that ERIC WENTZ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of WESTSIDE SECURITIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

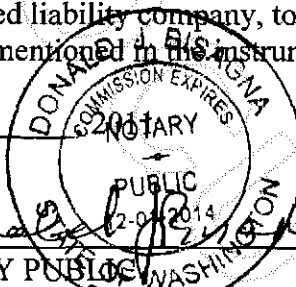
Dated: 23 Feb


NOTARY PUBLIC
Printed Name: Donald J Bisagna
My appointment expires: 12-1-2014

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that DEBORAH WENTZ is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Member of WESTSIDE SECURITIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-26-


NOTARY PUBLIC
Printed Name: Donald J Bisagna
My appointment expires: 12-1-2014

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Skagit County Auditor