When recorded return to:



4/7/2011 Page

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2 2:40PM

Craig Sjostrom 1204 Cleveland Ave. Mount Vernon, Washington 98273

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

WITH NON-MERGER PROVISIONS

Grantors:

(1) Chris Vanover

(2) Maria Santa Cruz

| OD | SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Grantee:

Cascade River Community Club

Legal Description: Lot 72, Cascade River Park Div. 1

Assessor's Property Tax Parcel or Account No.: P63621

Reference Nos of Documents Assigned or Released: N/A

APR 07 2011

Arnount Paid \$ 26 3 Skagit Co. Treasurer By CO Deputy

THE GRANTORS, Chris Vanover & Maria Santa Cruz, as their respective separate property if married, for and in consideration of an agreement to convey the subject property in lieu of foreclosure of the Grantee's lien thereon, and for no monetary consideration, conveys and warrants to Cascade River Community Club, a Washington nonprofit corporation, Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 72, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.

(P63621)

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust, conveyance or security of any kind. The consideration for this Deed consists of the full release of Grantors from all debts and obligations heretofore existing on account of the lien for unpaid homeowner's association assessments, interest, and costs of collection, imposed pursuant to the CCR's encumbering the properties located within that certain subdivision, located in Skagit County, Washington and known as Cascade River Park.

This Deed, together with the associated Estoppel Certificate, fully satisfies the lien and terminates the same, as it relates to the Grantors; provided, however, that this Deed shall not restrict the right of the Grantee to institute foreclosure proceedings relating to the said lien if the Grantee desires, and that nothing herein shall be construed as having the effect of merging the said lien into the underlying fee title.

DATED: 3-へ

STATE OF WASHINGTON

SS.

SKAGIT COUNTY

I certify that I know or have satisfactory evidence that Chris Vanover signed this instrument, and who acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Residing at 1011 My commission expires

Printed Name:

SKAGIT COUNTY

STATE OF A

I certify that I know or have satisfactory evidence that Maria Santa Cruz signed this instrument, and who acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

STATE OF W

Residing at

My commission Printed Name:

Skagit County Auditor