



201104110091

Skagit County Auditor

4/11/2011 Page 1 of 3 1:05PM

AFTER RECORDING RETURN TO:

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

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GRANTOR(S): Kent L Erickson and Sharyn R. Erickson  
GRANTEE(S): Summit Bank and Land Title Company of Skagit County  
LEGAL DESCRIPTION:

EASTMONT, LOT 23

Situate in the County of Skagit, State of Washington.

ASSESSOR'S PROPERTY TAX: 4637-000-023-0002

PARCEL AND ACCOUNT NO.: P #106566

REFERENCE NOS. OF DOCUMENTS: 200807180114/200807160115

**DEED IN LIEU OF FORECLOSURE**

THE GRANTOR(S), Kent L. and Sharyn R. Erickson, who resides at 2725 E. Fir Street, P.O. Box 1225, Mount Vernon, WA , conveys and warrants and quitclaims to Grantee Summit Bank, all interest in the following described real estate, situated in the county of Skagit, State of Washington:

Lot 23, "PLAT OF EASTMONT," as per plat recorded in volume 15 of plats, pages 199 through 201 inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

More commonly known as: 124 S 28<sup>th</sup> Street, Mount Vernon, WA 98274

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) Kent L. and Sharyn R. Erickson, to Land Title Company as Trustee, in favor of Summit Bank, as

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1030

APR 11 2011

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

Beneficiary, and recorded on July 18th, 2008 under Skagit County Auditor's file No. 200807180114, 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 mortgage on said premises, recorded under Auditor's file No. 200807180114, and including the Assignment of Rents recorded on July 18<sup>th</sup>, 2008 under Skagit County Auditor's file number 200807160115 to the beneficial interest being now held by Summit Bank.

It is warranted and covenanted by the Grantor 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, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor 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 further warrants and represents that: (a) the Grantor has 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 is 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 31 day of March, 2011.

GRANTOR:

  
Kent L. Erickson

GRANTOR:

  
Sharyn R. Erickson



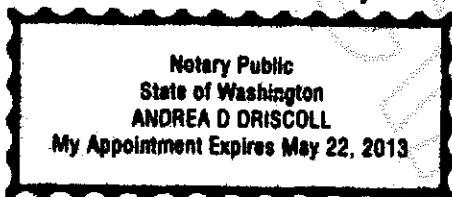
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Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

THIS IS TO CERTIFY that on this day personally appeared before me Kent L Erickson and Sharyn R. Erickson, 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 31 day of March, 2011.



Andrea D Driscoll  
NOTARY PUBLIC for Washington.  
My Commission Expires: May 22 2013

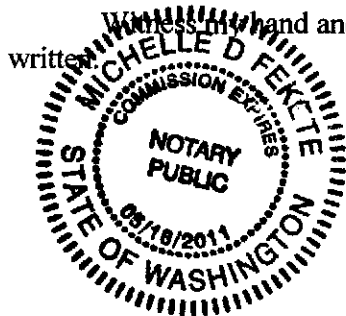
GRANTEE: SUMMIT BANK BY:

Terri Blake  
Terri Blake, Vice President of  
Summit Bank

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT )

THIS IS TO CERTIFY that on this 6th day of ~~March~~ <sup>April</sup>, 2011, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Terri Blake to me known to be the Vice President 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.



Michelle D Fekete  
NOTARY PUBLIC for Washington.  
My Commission Expires: 5-18-2011



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