

AFTER RECORDING, RETURN TO:

Whidbey Island Bank
P. O. Box 7001
Oak Harbor, WA 98277



201107190017

Skagit County Auditor

7/19/2011 Page

1 of

4 10:37AM

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Reference No.: 200709070010 **GUARDIAN NORTHWEST TITLE CO.**
Grantor(s): James D. Biddix, as his separate property **102108**
Grantee(s): Whidbey Island Bank, a Washington Corporation
Legal Description: Section 18, Township 34, Range 4; Ptns SE NE
Tax Parcel Nos. 340418-0-103-0002, 340418-1-017-0104 and 340418-1-017-0201
P26188 P26267 P104774

James D. Biddix, as his separate property, ("Grantor"), for and in consideration of Grantee's agreement not to seek direct recourse against Grantor as provided in that certain Deed in Lieu of Foreclosure Agreement between Grantor and Grantee executed and delivered contemporaneously herewith, and pursuant to which Deed in Lieu of Foreclosure Agreement Grantor, as borrower, acknowledges a remaining indebtedness to Grantee in the principal sum of \$250,000.00, does hereby convey and warrant to Whidbey Island Bank ("Grantee"), the real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and by this reference incorporated herein (the "Property"), with all appurtenances.

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust conveyance or security instrument of any kind.

The Grantor and Grantee, by making, accepting and recording this Deed, do not intend a merger of the fee conveyed by this instrument with any other interest in the Property now or in the future held by the Grantee. It is the intention of the parties that the Property shall remain subject to the liens of any deeds of trust or other security interests which the Grantee may hold, and that such deeds of trust and other security interests shall remain liens upon the Property in the same priority position that they had prior to the execution, acceptance and recording of this Deed.

Executed this 10th day of July, 2011.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2140

JUL 19 2011

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

GRANTOR:

JAMES D. BIDDIX

James D. Biddix

STATE OF WASHINGTON)

COUNTY OF Skagit) ss.

This is to certify that before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES D. BIDDIX**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name he subscribed to the within instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of July, 2011.



Joanne E. Bruland

NOTARY PUBLIC, in and for the State of Washington

Residing at Burlington

My Commission Expires: 4/1/14



201107190017

Skagit County Auditor

7/19/2011 Page

2 of

4 10:37AM

EXHIBIT A

Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M..

EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded February 27, 1997, under Auditor's File No. 9702270002, records of Skagit County, Washington.

PARCEL "B":

That portion of Tract B, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington, lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East W.M..

PARCEL "C":

That portion of the South 60.00 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.

PARCEL "D":

An easement appurtenant to Parcels 1 and 2 described below, for walkways, ingress and egress, the parking of motor vehicles (except for employees), loading and unloading of commercial and other delivery vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees and employees, as set forth in Reciprocal Easement Agreement recorded March 31, 1994 under Auditor's File No. 9403310170, records of Skagit County, Washington, and re-recorded April 7, 1994, under Auditor's File No. 9404070075, records of Skagit County, Washington, over those portions of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., designated as the Easement Areas on Exhibit C of said Easement Agreement.

****Legal description continued on next page****



201107190017

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PARCEL "1":

Tract A, City of Mount Vernon Short Plat No. MV-3-79 as approved April 25, 1979, and recorded April 27, 1979, in Volume 3 of Short Plats, page 101, under Auditor's File No. 7904270002, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M..

TOGETHER WITH that portion of Tract B of said Short Plat lying East of the West line of the East 329.64 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M..

PARCEL "2":

That portion of the South 60.0 feet of the North 67.00 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying East of the West line of the East 329.64 feet thereof.



201107190017

Skagit County Auditor

7/19/2011 Page

4 of

4 10:37AM

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