

When recorded return to:

Craig Sjoström
1204 Cleveland
Mount Vernon, Washington 98273



201108230042

Skagit County Auditor

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**STATUTORY WARRANTY DEED
IN LIEU OF FORECLOSURE
WITH NON-MERGER PROVISIONS**

Grantor: Roosevelt Plaza LLC
Grantees: Gerald R. Severson & Marjorie G. Severson h/w
Legal Description: Lots 61 and 62, Parker Business Center
Assessor's Property Tax Parcel or Account No.: P80421; P80420
Reference Nos of Documents Assigned or Released: 200603100102

THE GRANTOR, Roosevelt Plaza LLC, a Washington limited liability company, 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 Gerald R. Severson & Marjorie G. Severson, h/w, Grantees, the following described real estate, situated in the County of Skagit, State of Washington:

Lots 61 and 62, "PARKER BUSINESS CENTER", as per the plat thereof recorded in Volume 11 of Plats, page 91-96 inclusive, records of Skagit County, Wash.

(P80420; P80421)

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 Grantor from all debts and obligations heretofore existing on account of the Deed of Trust on the Property, said contract being recorded under Auditor's File No. 200603100102, records of Skagit County, Washington.

This Deed, together with the associated Estoppel Certificate, fully satisfies the indebtedness of the Deed of Trust and terminates the Deed of Trust and Note secured thereby, as the same relates to Grantor, provided, however, that this Deed shall not restrict the right of the Grantees to institute foreclosure proceedings relating to the said Deed of Trust if the Grantees desire, and that nothing herein shall be construed as having the effect of merging the said Deed of

Trust into the underlying fee title.

DATED: AUGUST 16, 2011

2526
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

ROOSEVELT PLAZA LLC

By: [Signature]

ALAN N. PERKES, Member/ Manager

STATE OF WASHINGTON)

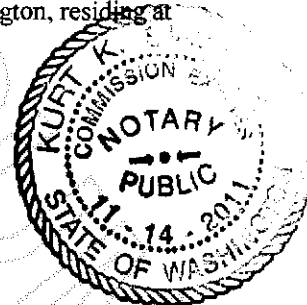
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COUNTY OF SKAGIT)

On this 16th day of August, 2011, before me personally appeared Alan N. Perkes, to me known to be a member or manager of Roosevelt Plaza LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Kurt K. Swanson
NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon, WA
My commission expires: 11/14/2011
Name: Kurt K. Swanson



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