



201109120073

Skagit County Auditor

9/12/2011 Page

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3 3:58PM

LAND TITLE OF SKAGIT COUNTY

13968-0

WHEN RECORDED, RETURN TO:

Springer Development, LLC

10 South First Avenue

Walla Walla, WA 99362

Document Title:	Warranty Deed In Lieu Of Foreclosure
Related Docs:	Deed Of Trust: 200410130109
Grantor:	Solo Properties, LLC
Grantee:	Springer Development, LLC
Abbreviated Legal:	Lot 1, Blk 9, Riverside Add. To Mt. Vernon
Parcel No(s):	3755-009-001-0001

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

GRANTOR, Solo Properties, LLC, a Washington limited liability company, for and in lieu of foreclosure of the Deed of Trust recorded under Skagit County Auditor's File No. 200410130109, conveys and warrants to Springer Development, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein that Grantor may hereafter acquire, together with all the tenements, hereditaments and appurtenances, now or hereafter belonging or in any way appertaining thereto; all permits, permit applications, site plans, plats, and entitlements relating thereto; the rents, issues and profits thereof; the proceeds of any contracts of sale thereof, and all property indentified in the afore referenced deed of trust as being a part of said real estate:

Lot 1, Block 9, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



Title conveyed hereby is not intended to merge with any other interest of any kind or nature that Grantee may now possess or hereafter acquire, including without limitation Grantee's beneficial interest in that certain Deed of Trust dated September 27, 2004, recorded October 13, 2004 under Auditor's File No. 200410130109 records of Skagit County, Washington.

The undersigned, under penalty of perjury, affirms that:

20112737
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2011

Deed in Lieu of Foreclosure
Loan No. 17003550
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Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

1. This conveyance is an absolute conveyance of the title to the property identified herein in effect as well as form, and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of the property has been surrendered to Grantee hereunder;

2. This conveyance is the free and voluntary act of Grantor herein and Grantor is not acting under any misapprehension as to the effect hereof, nor under any duress, undue influence, or misrepresentation by Grantee or any agent or attorney of Grantee;

3. It is the intention of Grantor to convey, and by this Deed Grantor does hereby convey, to Grantee all of its right, title and interest absolutely in and to the property herein described;

4. This affirmation is made for the protection and benefit of Grantee, its successors and assigns, and all other parties hereinafter dealing with or who may acquire or insure an interest in the property herein described and shall bind the undersigned and its successors in interest.

DATED: August 15, 2011.

Solo Properties, LLC, a Washington limited liability company

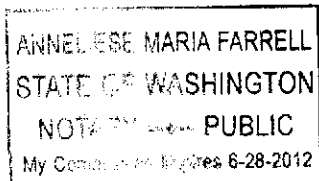
By: Litsa Georgiadis Olsson
Litsa Georgiadis Olsson, Manager

By: Stefan C. Olsson
Stefan C. Olsson, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Litsa Georgiadis Olsson, to me known to be the Manager of Solo Properties, 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 she is authorized to execute the said instrument.

Given under my hand and official seal 9/12/, 2011.



Anneliese Maria Farrell
Notary Public for the State of Washington
My appointment expires: 6/28/12
Printed Name: ANNELIESE MARIA FARRELL

Deed in Lieu of Foreclosure
Loan No. 17003550
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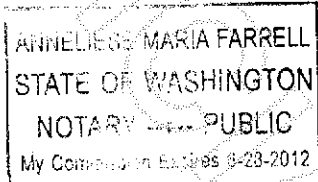


Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Stefan C. Olsson, to me known to be the Member of Solo Properties, 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 is authorized to execute the said instrument.

Given under my hand and official seal 9/12/, 2011.



Anneliese Maria Farrell
Notary Public for the State of Washington

My appointment expires: 6/28/12

Printed Name: ANNELESE MARIA FARRELL



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