



201109290072  
Skagit County Auditor

9/29/2011 Page 1 of 3 4:01PM

when recorded return to:  
Philip Irvin  
7704 Mary Ave. NW  
Seattle, WA 98117

LAND TITLE OF SKAGIT COUNTY

140460-0

835627

**DEED IN LIEU OF FORECLOSURE**

Lot 4 SP 70-72  
Ptn SE 1/4 of NE 1/4, 2-35-4-E-W.M.  
Grantor: Sandra Revelle, a single woman

**Grantee:** Philip and Joan Irvin, Husband and Wife

**Abbreviated description of the Real Property Affected:** Portion of the west 1/2 of the SW 1/4 of the NE 1/4 of Section 2, Township 35 North, Range 4 East, WM. in Skagit County, Washington.

**Address:** 22807 Bridgewater Road, Sedro-Woolley, WA 98284

**Assessors parcel number:** 350402-1-004-0908

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20112919  
SEP 29 2011

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

**I. RECITALS**

1. On or about May 29, 2009 Sandra Revelle executed a deed of trust to Jerome A. Froland as Trustee and WFI Mortgage and Investment Company as beneficiaries, which was recorded under Skagit County Auditor's file number 200906010173. This deed of trust conveyed a security interest in the property described herein. It was subsequently assigned to Philip Irvin and Joan Irvin in an assignment dated May 29, 2009 and recorded June 1, 2009 under recording number 200906010174.

2. The note secured by the deed of trust referenced above is in default.

3. By executing this Deed in Lieu of Foreclosure, the grantors intend to convey to the grantees herein any and all right, title and interest that the grantors may have, individually or collectively, in and to the property described herein.

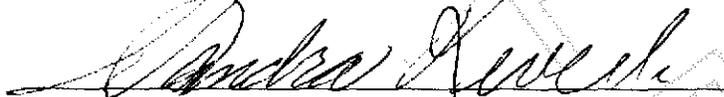
4. In accepting this Deed in Lieu of Foreclosure, the grantees or their assignees expressly *wave* their rights to foreclose the interest of any subordinate and junior interest holders, and the signatories to this deed acknowledge that the Doctrine of Merger *shall* apply. The recording of this document is intended to extinguish and reconvey the aforementioned deed of trust.

5. The grantors acknowledge that this deed is executed voluntarily and not pursuant to threats or coercion, and the grantees acknowledge that acceptance of this deed constitutes a complete satisfaction of the debt secured by the referenced deed of trust between the grantor and grantees herein.

## II. CONVEYANCE

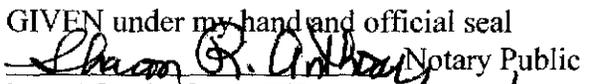
THE GRANTOR, Sandra Revelle, in lieu of foreclosure and in consideration of clearing title, convey and quit claims to Philip and Joan Irvin, Husband and Wife GRANTEES, the attached described real estate, situate in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

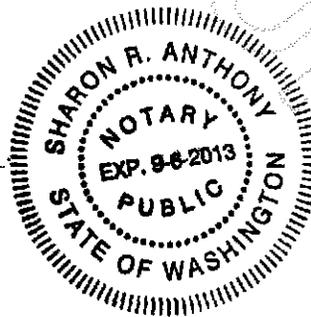
September 14, 2011

  
Sandra Revelle

STATE OF Washington  
COUNTY OF Skagit

On this 14<sup>th</sup> day of September 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Sandra Revelle** to me known and executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal  
 Notary Public  
in and for the State of Washington  
residing at Mount Vernon  
My appointment expires 9-6-2013



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DESCRIPTION:

The West ½ of the Southwest ¼ of the Southeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 4 East, W.M., EXCEPT County road along the South line thereof, AND EXCEPT the following described tract:

Beginning at the East ¼ corner of said Section 2 from which the Northeast corner of said Section 2 bears North 3°52'00" East;  
thence North 88°19'00" West, along the South line of said Southeast ¼ of the Northeast ¼ of Section 2, 1,287.55 feet to the Southwest corner of said subdivision and the true point of beginning;  
thence North 2°53'54" East, along the West line of said subdivision, 330.01 feet;  
thence South 88°19'00" East, parallel with said South line of said subdivision, 240.00 feet;  
thence South 2°53'54" West, parallel with said West line of said subdivision, 330.01 feet to said South line of said subdivision;  
thence North 88°19'00" West, along said South line, 240.00 feet to the true point of beginning.

The above described main tract is also known as Tract 4 of Skagit County Short Plat No. 70-72, approved November 14, 1972.

Situate in the County of Skagit, State of Washington.



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