



201111180071  
Skagit County Auditor

11/18/2011 Page 1 of 3 1:47PM

When recorded, return to:

Darren R. Krattli  
Eisenhower & Carlson, PLLC  
1201 Pacific Avenue, Suite 1200  
Tacoma, WA 98402

REFERENCE NO.: 200505090145  
GRANTOR: CI Oakhurst, LLC  
GRANTEE: Columbia State Bank  
LEGAL DESCRIPTION: LOT 63, "SKYLINE NO. 7"  
TAX PARCEL NO.: P59644 3823-000-063-0003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113510  
NOV 18 2011

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

### DEED IN LIEU OF FORECLOSURE

Grantor, CI OAKHURST, LLC, a California limited liability company, and the sole owner of the subject real property pursuant to that certain Statutory Warranty Deed filed with the Skagit County Auditor on May 9, 2005 under the Skagit County Auditor's Recording No. 200505090144, in good faith and for valuable consideration, transfers, conveys, and warrants to Columbia State Bank, the following described real property situated in Skagit County, Washington and any and all improvements and fixtures thereon:

*Lot 63, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.*

*Situate in the City of Anacortes, County of Skagit, State of Washington*

This Deed in Lieu of Foreclosure is an absolute conveyance and Grantor declares that this conveyance is freely and fairly made, that there are no agreements, oral or written, other than provided in the Estoppel Affidavit and Foreclosure Agreement of equal date herein and this Deed in Lieu of Foreclosure between Grantor and Grantee, with respect to the conveyance contemplated herein.

Grantor, by tendering this Deed in Lieu of Foreclosure and Grantee, by accepting and recording this Deed in Lieu of Foreclosure, do not intend a merger of the interests under that certain Deed of Trust dated April 27, 2005, and recorded on May 9, 2005, under Skagit County

Auditor's Recording No. 200505090145, and any and all modifications thereto ("Deed of Trust") with the fee title herein conveyed, and it is the intention of Grantor and Grantee that the property above-described shall remain subject to the above-referenced Deed of Trust, which lien, in the amount of the outstanding note, shall remain on the subject property.

Grantor transfers and assigns to Grantee all right, title, and interest that Grantor may now have, or hereafter acquire, in: (a) any property tax appeals pending as of the date of this deed pertaining to the Property; (b) any right to appeal the valuation of the Property for property tax purposes for the time periods both before and after the date of this deed; and (c) the right to receive any tax refunds arising from any such appeals described above.

DATED this 9<sup>th</sup> day of November, 2011.

GRANTOR:

CI OAKHURST, LLC

[Signature]  
By: Gerald D. Fischer  
Its: President

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of CI OAKHURST, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

NOTARY PUBLIC in and for the state of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

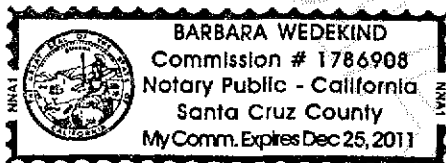
County of Santa Cruz

On Nov 9, 2011 before me, Barbara Weckind, Notary Public

personally appeared Gerald D. Fischer

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Deed in lieu of foreclosure

Document Date: November 9, 2011

Number of Pages: 2

Signer(s) Other Than Named Above: [Signature]

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald D. Fischer

☒ Corporate Officer — Title(s): Resident

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: CI Dalchurst, LLC

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_



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