

AFTER RECORDING RETURN TO:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233



201112140140

Skagit County Auditor

12/14/2011 Page

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3:56PM

GRANTOR: Thomas Z. Peden, Amy C. Peden
GRANTEE: Wells Fargo as Trustee for Option One Mortgage
LEGAL DESCRIPTION:
Lt. 7, Brickyard Meadows, Div. 1
Situate in the County of Skagit, State of Washington.
ASSESSOR'S PROPERTY TAX: 4796-000-007-0000
PARCEL AND ACCOUNT NO.: P #119290
REFERENCE NOS. OF DOCUMENTS
ASSIGNED OR RELEASED: 200806130119

DEED IN LIEU OF FORECLOSURE

THE GRANTORS, Thomas Z. Peden and Amy C. Peden, who resides at 27013 Helmick Rd., Sedro Woolley Washington, 98284, conveys, warrants and quitclaims to Grantee Option One Mortgage, all interest in the following described real estate, situated in the county of Skagit, State of Washington:

Lot 7, Brickyard Meadows, Division 1, according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

More commonly known as: 451 Rohrer Loop, Sedro Woolley, Washington

This deed is an absolute conveyance of title and is not intended as a mortgage, trust conveyance, or security of any kind. This deed is executed and delivered by the Grantor in connection with the Loan Modification Agreement executed by Grantors Thomas Z. Peden and Amy C. Peden, to Wells Fargo as Trustee, in favor of Option One Mortgage, as Beneficiary, and recorded on August 13, 2008 under Skagit County Auditor's file No. 200806130119, the beneficial interest being now held by Option One Mortgage. The consideration therefore is the full release of all debts and obligations heretofore existing on account of that certain mortgage on said premises, recorded under Auditor's file No. 200806130119, records of said County.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3794

DEC 14 2011

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

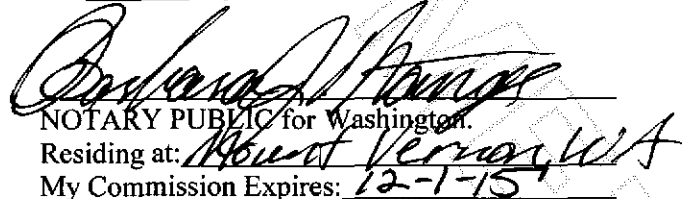
1. This deed is executed voluntarily by Grantor, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor and Grantee, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United States or applicable laws.
2. Grantor further warrants and represents that: (a) the Grantor has full power and authority to execute and deliver this Deed in Lieu; (b) this conveyance and assignment is freely and fairly made; and (c) Grantor is not rendered insolvent by this conveyance and assignment.
3. The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust. Grantee retains the right to proceed with the foreclosure of the Deed of Trust, against the property in the event a foreclosure is required to clear title to the property of any existing or future encumbrances junior to the Deed of Trust.

GRANTOR:

GRANTOR:

[illegible]

GIVEN under my hand and official seal this 12th day of December, 2011.

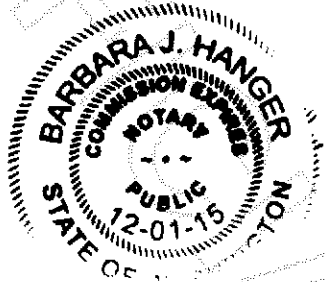


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STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Amy C. Peden, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of December, 2011.



Barbara J. Hanger
NOTARY PUBLIC for Washington.
Residing at: Mount Vernon, WA
My Commission Expires: 12/1/15



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Skagit County Auditor