



201201090177  
Skagit County Auditor

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When recorded return to:

Craig Sjostrom  
1204 Cleveland  
Mount Vernon, Washington 98273

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**STATUTORY WARRANTY DEED  
IN LIEU OF FORECLOSURE**

**WITH NON-MERGER PROVISIONS**

**Grantor: Bacaruda Investments LLC**

**Grantee: Charles M. Shaw**

**Legal Description:** ptn NE¼ NE¼ 13-36-3; ptn W¼ 18-36-4; ptn NE¼ NW¼ 19-36-4 (aka Lot 1, S/P PL04-0411

**Assessor's Property Tax Parcel or Account No.:** P124362; P124363

**Reference Nos of Documents Assigned or Released:** 200606060094

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THE GRANTOR, Bacaruda Investments LLC, 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 Charles M. Shaw, an unmarried person, Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A

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 Grantors from all debts and obligations heretofore existing on account of the Deed of Trust on the Property, and the Promissory Note secured by the same, said Deed of Trust being recorded under Auditor's File No. 200606060094, 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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201255

JAN 09 2012

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

the same relates to Grantor, provided, however, that this Deed shall not restrict the right of the Grantee to institute foreclosure proceedings relating to the said Deed of Trust if the Grantee desires, and that nothing herein shall be construed as having the effect of merging the said Deed of Trust into the underlying fee title.

DATED: December 27, 2011

BACARUDA INVESTMENTS, LLC

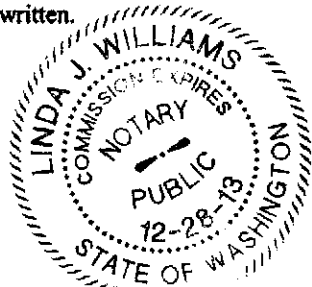
By: Robert C. Hilsinger  
ROBERT C. HILSINGER, Member

By: Kelly K. Hilsinger  
KELLY K. HILSINGER, Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 27 day of December, 2011, before me personally appeared Robert C. Hilsinger, to me known to be a member of Bacaruda Investments 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 LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said LLC.

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



Linda J. Williams  
NOTARY PUBLIC in and for the State of  
Washington, residing at Oak Harbor  
My commission expires 12/28/13  
Printed Name Linda J. Williams

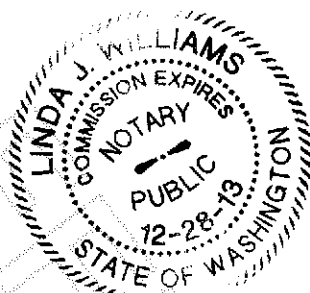
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 27 day of December, 2011, before me personally appeared Kelly K. Hilsinger, to me known to be a member of Bacaruda Investments 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 LLC, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said LLC.



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



Linda J. Williams  
NOTARY PUBLIC in and for the State of  
Washington, residing at Oak Harbor  
My commission expires 12/28/13  
Printed Name: Linda Williams



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## EXHIBIT "A"

### LEGAL DESCRIPTION

Lot 1, Short Plat No. PL04-0411, approved April 4, 2006, recorded April 5, 2006, under Auditor's File No. 200604050042, records of Skagit County, Washington and being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 36 North, Range 3 East, W.M., and that portion of Government Lot 1; Government Lot 2; Government Lot 3; Government Lot 4, and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 36 North, Range 4 East, W.M. and a portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter described Line "B".

*Line A:*

Beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.;  
thence South  $86^{\circ}40'31''$  East along the North line of said subdivision, a distance of 407.07 feet to the East right-of-way line of Colony Road;  
thence Northerly along a curve to the left having a chord bearing of North  $21^{\circ}03'34''$  East, a radius of 1175.92 feet, a central angle of  $12^{\circ}27'56''$ , and an arc distance of 255.84 feet to the initial point of this line description;  
thence South  $74^{\circ}41'14''$  East, a distance of 95.56 feet to the terminal point of this line description.

*Line B:*

Beginning at the terminal point of Line "A" above;  
thence South  $74^{\circ}41'14''$  East, a distance of 75.00 feet to the terminal point of this line description.

Situate in the County of Skagit, State of Washington.



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