

When recorded, return to:

Columbia State Bank
Attn: Darren P. Zemanek
1301 A Street, 8th Floor
MS: 6115
P.O. Box 2156
Tacoma, WA 98401-2156



201202130156
Skagit County Auditor

2/13/2012 Page 1 of 3 1:37PM

REFERENCE NOS.: 200008220131 and 200905070080
GRANTOR: Rushent Properties, LLC
GRANTEE: Columbia State Bank
LEGAL DESCRIPTION: Lot 2, City of Mount Vernon Binding Site Plan No. MV-1-00, Being PTN, NW NE, SEC 18 T34N, REWM
TAX PARCEL ACCT. NO.: 8028-000-002-0000

GUARDIAN NORTHWEST TITLE CO.

100631

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor, Rushent Properties, LLC, a Washington limited liability company, for valuable consideration, transfers, conveys, and warrants to Columbia State Bank, the real property situated in Skagit County, Washington, and any and all improvements, fixtures and appurtenances thereon, and all streets, alleys, and other public ways adjacent thereto, before or after vacation thereof (collectively the "Real Property"), which Real Property is legally described on **Exhibit A**, attached hereto and incorporated herein by this reference, together with all after acquired interest therein of Grantor.

This Deed in Lieu of Foreclosure is an absolute conveyance and Grantor declares that this conveyance is freely and fairly made, and is free of any right of redemption, homestead, or other right or interest of Grantor or anyone claiming through or under Grantor.

Grantor, by tendering this Deed in Lieu of Foreclosure and Grantee, by accepting and recording this Deed in Lieu of Foreclosure, does not intend a merger of the interests under that certain Construction Deed of Trust dated June 22, 2000, and recorded on August 22, 2000, under Skagit County Auditor's Recording No. 200008220131, and any and all modifications thereto (the "First Deed of Trust"), and that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated April 20, 2009, and recorded on May 7, 2009, under Skagit County Auditor's Recording No. 200905070080, and any and all modifications thereto (the "Second Deed of Trust") with the fee title herein conveyed, and it is the intention of Grantor and Grantee that the Real Property above described shall remain subject to the liens of the above referenced First Deed of Trust and Second Deed of Trust,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012343

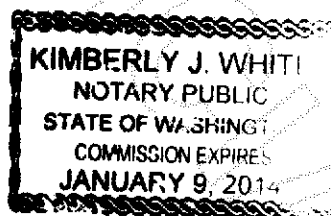
FEB 13 2012

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

which liens, in the amount of the outstanding Notes secured by First Deed of Trust and Second Deed of Trust, shall remain on the subject Real 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 Real Property; (b) any right to appeal the valuation of the Real 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 31 day of January 2012.



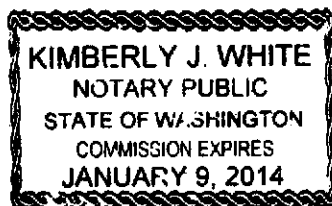
GRANTOR:

RUSHENT PROPERTIES, LLC

By: [Signature]
Anthony M. Rushent
Its: Manager

STATE OF WASHINGTON)
)ss.
COUNTY OF King)

On this 31 day of January 2012, I certify that I know or have satisfactory evidence that Anthony M. Rushent signed this instrument, on oath stated that he signed it as the Manager of Rushent Properties, LLC, a Washington limited liability company, and that he signed this instrument and acknowledged it to be the free and voluntary act of Rushent Properties, LLC for the uses and purposes mentioned in the said foregoing instrument.



[Signature]
Printed Name: Kimberly J. White
NOTARY PUBLIC in and for the state of
Washington, residing at King and WA
My commission expires: 1/9/2014



EXHIBIT A

LOT 2 OF CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-00, APPROVED JUNE 4, 2000, AND RECORDED JUNE 14, 2000, UNDER AUDITOR'S FILE NO. 200006140161, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

