

**AFTER RECORDING, RETURN TO:**

Whidbey Island Bank  
P. O. Box 7001  
Oak Harbor, WA 98277



201202140063

Skagit County Auditor

2/14/2012 Page 1 of 3 3:38PM

CHICAGO TITLE

620013632

**STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE**

Reference No.: 200905080065  
Grantor(s): Quick Care Clinic, PLLC, a Washington professional limited liability company  
Grantee(s): Whidbey Island Bank, a Washington corporation  
Legal Description: PTN LOT 2 TROWBRIDGE ADD TO THE TOWN OF SEDRO WOOLLEY  
Assessor's Tax Parcel No.: 4175-000-002-0504 (P77324)

Quick Care Clinic, PLLC, a Washington professional limited liability company, ("Grantor"), for and in consideration of Grantee's agreements as provided in that certain Deed in Lieu of Foreclosure Agreement between Grantor and Grantee executed and delivered contemporaneously herewith, and pursuant to which Deed in Lieu of Foreclosure Agreement Grantor, as borrower, acknowledges a remaining indebtedness to Grantee in the principal sum of \$35,000.00, does hereby convey and warrant to Whidbey Island Bank ("Grantee"), the real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and by this reference incorporated herein (the "Property"), with all improvements, fixtures, rents and profits.

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust conveyance or security instrument of any kind.

The Grantor and Grantee, by making, accepting and recording this Deed, do not intend a merger of the fee conveyed by this instrument with any other interest in the Property now or in the future held by the Grantee. It is the intention of the parties that the Property shall remain subject to the liens of any deeds of trust or other security interests which the Grantee may hold, and that such deeds of trust and other security interests shall remain liens upon the Property in the same priority position that they had prior to the execution, acceptance and recording of this Deed.

Executed this 28 day of September, 2011.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012363  
FEB 14 2012

Amount Paid \$0  
Skagit Co. Treasurer  
By *mem* Deputy

**GRANTOR:**

~~QUICK CARE CLINIC, PLLC~~

By \_\_\_\_\_  
Name Robyn M Choffel  
Its \_\_\_\_\_

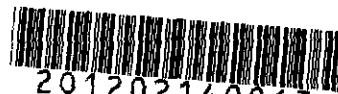
STATE OF WASHINGTON)  
: ss.  
County of Skagit)

I certify that I know or have satisfactory evidence that Robyn M Choffel is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the member of **QUICK CARE CLINIC, PLLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28<sup>th</sup> day of September, 2011.



Joanne E Bruland  
NOTARY PUBLIC, in and for the State of  
Washington, Residing at Burlington  
My Commission Expires: 4/1/14



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77324 and 4175-000-002-0504**

The East 85 feet of Lot 2, Trowbridge Addition to the Town of Sedro Woolley, as per the Plat thereof, recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington; except the North 195 feet thereof; also except the South 5 feet conveyed to the City of Sedro Woolley by deed recoded July 15, 1992, under Auditors File No. 9207150011, records of Skagit County, Washington.

Together with the South 5 feet 5 inches of the North 195 feet of the East 85 feet of said Lot 2 as conveyed by Boundary Line Adjustment Deed recorded February 13, 2009, under Auditors File No. 200902130017, records of Skagit County, Washington.

Situate in Skagit County, Washington.



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