

201203130045
Skagit County Auditor
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After Recording Return To:
Puget Sound Investors
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE
GRANTOR: BELLOS, GEORGE
GRANTEE/BENE.: COOK, JAMES A. and COOK, TERRI E.
LEGAL DESC.: Lots 1, 2, 3 and 4, Block 5, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON"
TAX PARCEL NO.: P77468 / 4177-005-004-0004
P77469 / 4177-005-004-0103

QUIT CLAIM DEED (In Lieu of Foreclosure)

The Grantor, GEORGE BELLOS, as his separate estate, for and in consideration of in lieu of foreclosure, hereby conveys and quit claims to JAMES A. COOK and TERRI E. COOK, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Lots 1, 2, 3 and 4, Block 5, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington:

EXCEPT the North 60 feet 9 inches of said Lot 1 and 2;

ALSO EXCEPT that portion of the North 60 feet 9 inches of said Lot 3 lying West of the West line of the East 17 feet 6 inches of said Lot 3;

AND ALSO EXCEPT the East ½ of said Lot 4.

This deed represents a conveyance to Grantee of all interest the Grantor has in the subject property and is given to Grantee with respect to that certain Promissory Note dated March 11, 2009, which is secured by that Deed of Trust recorded under Auditor's File No. 200903130160, records of Skagit County, Washington. Though this deed represents a full conveyance of the Grantors interest in the subject real property, it does not prohibit the Grantees from foreclosure of the said Deed of Trust, without recourse to the Grantor. In the event that any creditors of the Grantor should challenge this transfer of title or should they assert priority over the lien and sums due under the said Note and all other sums advanced by the Grantees in connection with the said property, then the Grantee shall have the absolute right to foreclose, either judicially or non-judicially, pursuant to the terms of the said Deed of Trust referenced herein.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20120660

MAR 13 2012

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

The parties intend that this deed will not merge with the Deed of Trust originally given by Grantor to the Grantee's predecessor in interest, and that Grantee shall retain all rights to foreclose embodied in the existing Deed of Trust of record and in favor of Grantee.

Grantor is in default in both principal and interest due under the said Note secured by the Deed of Trust. The Note is presently due and payable in full and as of this date the Grantor is unable to meet the obligations of the said Note and Deed of Trust according to the respective terms.

The foregoing is intended as a conveyance, transfer and assignment of all of the Grantor's right to possession, rentals and equity of redemption in and to said property as of the date this deed is accepted by Grantee.

The value of the real property conveyed this date is not in excess of the amount of all indebtedness outstanding against such property.

Grantee does not assume any indebtedness of Grantor to any other party by virtue of accepting this deed in lieu of foreclosure.

The transfer of legal title to the real property herein described to Grantee is not intended by the parties to create a merger of the separate estate or title held by Grantee in and under that certain Deed of Trust reference above. Rather, it is the intention of Grantor and Grantee that Grantee's security or lien interest in the real property under the Deed of Trust shall continue in force and remain separate and alive.


Dated this 19th day of December, 2011.

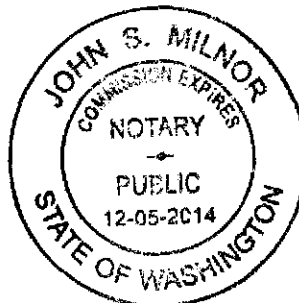

GEORGE BELLOS

STATE OF WASHINGTON)
) ss.
County of SKAGIT)


On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, GEORGE BELLOS, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 19th day of December, 2011.


NOTARY PUBLIC
Printed Name: John S. Milnor
My appointment expires: 12/5/2014



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