

**Return To:**  
**Mark A. Schedler, Esq.**  
**Williams Kastner & Gibbs PLLC**  
**601 Union Street, Suite 4100**  
**Seattle, WA 98101**  
**WK File # 26969.0101**



201203150035  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

1411675-SA

### **NON-MERGER DEED IN LIEU OF FORECLOSURE**

**Grantors:** John M. Wells, as his separate property and Mary L. Nelson, as her separate property, as Joint Tenants with Rights of Survivorship

**Grantees:** John L. Pedersen and Shirley D. Pedersen, husband and wife

**Abbreviated**  
**Legal Description:** Lot 779, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Alloted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

**Assessor's Tax Parcel Number:** 5100-004-779-0000 (Property I.D. No. P129452)

**Reference Nos.:** 200703070013

**NON-MERGER DEED  
IN LIEU OF FORECLOSURE**

THE GRANTORS, John M. Wells, an unmarried man as his separate property and Mary L. Nelson, a married woman as her separate property, as Joint Tenants with Rights of Survivorship and not as tenants in common (collectively, "Grantor") and in consideration of the agreement by John L. Pedersen and Shirley D. Pederson, husband and wife (collectively, "Grantee"), to waive any right to pursue remedies with respect to payment of any portion of the debt from Grantor or to pursue any action to receive a deficiency against Grantor, do hereby grant this deed in lieu of foreclosure and hereby transfer, assign, warrant, convey and quit claim to Grantee the real property with an address of 779 Lillooet Court, La Conner, WA 98257 located in Skagit County, Washington, and described as follows (the "Property"):

Lot 779, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Alloted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

The Property includes a leasehold interest in the above lot together with all fixtures (including a home and other buildings and improvements), window coverings, appliances plumbed or hard-wired to the buildings, fireplace inserts, and including all personal property still in the possession of Grantor which was part of the original purchase from Grantee. All personal property not included in this conveyance shall be removed by Grantor prior to this conveyance. Any personal property remaining thereafter shall be deemed abandoned and Grantee shall have not duties to Grantor concerning it.

This deed is an absolute conveyance of all of Grantor's right, title and interest in the Property now owned or hereafter acquired including any and all redemption rights. This deed is not intended as a mortgage, trust, conditional conveyance or security of any kind.

Grantee does not intend to assume Grantor's liability to others by virtue of this deed. Consideration for this deed consists of a waiver by Grantee of any right to recover a deficiency against Grantor in the event of a foreclosure of that certain deed of trust on the Property dated February 19, 2007 and recorded under Skagit County Auditor's File No. 200703070013, records of Skagit County, Washington.

This deed is not intended to merge with, extinguish, satisfy the indebtedness secured by or in any way affect the above described deed of trust, or any other collateral, security or guaranty for the loan or debt which is secured by the above described deed of trust, and this deed shall become effective only upon acceptance by Grantee. By accepting and recording this deed, Grantee does not intend a merger of its interest under the above described deed of trust with fee title herein conveyed to take place, and it is the intention of the parties that the property above described shall remain subject to the lien of said deed of trust, which shall remain a lien on the Property.



201203150035  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012069  
MAR 15 2012

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

This Non-Merger Deed In Lieu of Foreclosure may be executed in counterparts, all of which shall be considered together as a single instrument.

Dated this 13 day of March, 2012.

GRANTOR:

John M. Wells

Mary L. Nelson

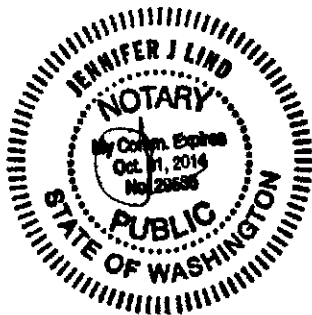
STATE OF WASHINGTON

COUNTY OF Skagit

ss.

On this day personally appeared before me John M. Wells, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13<sup>th</sup> day of March, 2012.

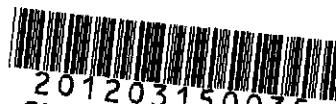


Jennifer J. Lind  
(print notary's name)

Notary Public in and for the State of Washington,  
residing at Bon

My commission expires: 10-01-14

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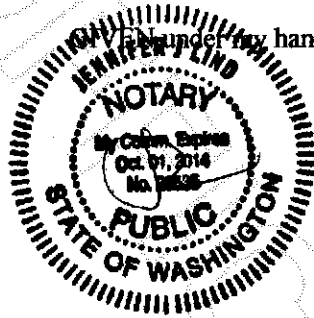
4 10:22AM

STATE OF WASHINGTON )

COUNTY OF Skagit )

SS.

On this day personally appeared before me Mary L. Nelson, to me known to be the individual 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 14th day of March, 2012.

Jennifer J. Lind  
(print notary's name)

Notary Public in and for the State of Washington,  
residing at Bow

My commission expires: 10-01-14

The undersigned is the spouse of Mary L. Nelson. By signing below I acknowledge this conveyance and approve of it, despite the fact the subject property has been our residence.

Greg Peterson

14 MAR 2012

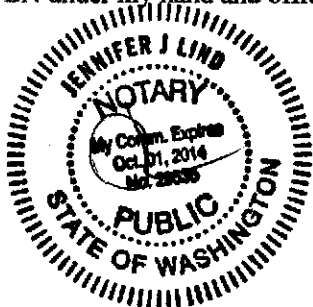
Date

STATE OF WASHINGTON )

COUNTY OF Skagit )

SS.

On this day personally appeared before me , Greg Peterson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this 14th day of March, 2012.

Jennifer J. Lind  
(print notary's name)

Notary Public in and for the State of Washington,  
residing at Bow

My commission expires: 10-01-14

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