

AFTER RECORDING RETURN TO:
Boots and Spurs, LLC
108 Gilkey Road
Burlington, Washington 98233



201204030043
Skagit County Auditor

4/3/2012 Page 1 of 4 3:50PM

GRANTOR: Boots and Spurs, LLC
GRANTEE: Gary L. and Rose A. Johnson

LEGAL DESCRIPTION:

Central to Baker, Block 2, Lot 11 through 14, together with that portion of Main Street as vacated by town of Concrete
Situate in the County of Skagit, State of Washington.

ASSESSOR'S PROPERTY TAX: 4049-002-014-0005

PARCEL AND ACCOUNT NO.: P70558

REFERENCE NOS. OF DOCUMENTS

ASSIGNED OR RELEASED: AF# 200512120 190

LAND TITLE OF SKAGIT COUNTY

141671-6

DEED IN LIEU OF FORECLOSURE

THE GRANTOR, Boots and Spurs, LLC, who resides at 108 Gilkey Road, WA, 98233, conveys and conveys, warrants and quitclaims to Grantee, Gary L. and Rose A. Johnson, all interest in the following described real estate, situated in the county of Skagit, State of Washington: Lots 11, 12, 13, and 14, Block 2, "CENTRAL BAKER", as per plat recorded in Volume 3 of Plats, page 70, records of Skagit County, Washington; TOGETHER WITH that portion of Main Street as vacated by Town of Concrete Ordinance No. 398, recorded March 28, 1996, under Skagit County Auditor's File No. 9603280050, described as follows: The North 15 feet of Main Street abutting Lots 11 through 14, Block 2, of said Plat of "CENTRAL BAKER"

Situate in the County of Skagit, State of Washington.

This deed is an absolute conveyance of title and is not intended as a mortgage, trust conveyance, or security of any kind. This deed is executed and delivered by the Grantor in connection with the deed of trust executed by Grantor, Boots and Spurs, LLC, to Guardian Northwest Title & Escrow as Trustee, in favor of Gary L. and Rose A. Johnson, as Beneficiary, and recorded on December 12, 2005 under Skagit County Auditor's file No. 200512120190. The consideration therefore is the full release of all debts and obligations heretofore existing on account of that certain mortgage on said premises, recorded under Auditor's file No. 200512120190, records of said County, and the promissory note secured thereby as well as guarantee thereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 908
APR 03 2012

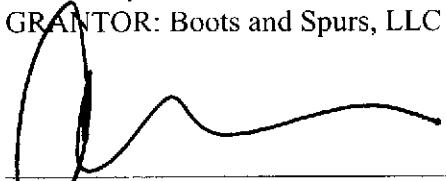
Amount Paid \$
Skagit Co. Treasurer
By MG Deputy

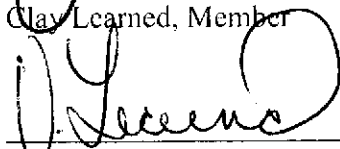
It is warranted and covenanted by the Grantor in executing this Deed in Lieu of Foreclosure and agreed by the Grantee in accepting the Deed as follows:

1. This deed is executed voluntarily by Grantor, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor and Grantee, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United states or applicable laws.
2. Grantor further warrants and represents that: (a) the Grantor has full power and authority to execute and deliver this Deed in Lieu; (b) this conveyance and assignment is freely and fairly made; and (c) Grantor is not rendered insolvent by this conveyance and assignment.
3. Grantor's execution of this deed is conditioned upon Grantee returning the original promissory note to Grantor upon recording of this deed.

IN WITNESS WHEREOF, said limited liability company has caused this instrument to be executed by its proper members and its corporate seal to be hereunto affixed this 23rd day of Feb, 2012.

GRANTOR: Boots and Spurs, LLC


Clay Learned, Member


Virginia Learned, Member


GRANTEE: Gary L. Johnson


GRANTEE: Rose A. Johnson



201204030043
Skagit County Auditor

CORPORATE

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day, personally appeared before me Clay Learned and Virginia Learned, known to be the Members of Boots and Spurs, LLC, the corporation that executed the within and foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN to me this 23rd day of February 23, 2012



Signature: Cynthia A. Snider
Cynthia A. Snider

NOTARY PUBLIC FOR WASHINGTON STATE

Residing at Mount Vernon, Washington

Commission expires 3-12-2016



201204030043

Skagit County Auditor

STATE OF WASHINGTON)

)

COUNTY OF SKAGIT)

On this day, personally appeared before me Gary L. Johnson & Rose A. Johnson
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the uses and
purposes therein mentioned.

SUBSCRIBED AND SWORN to me this 22 day of March, 2012.



Signature: Joseph P. Delay

Print Name: Joseph P. Delay

NOTARY PUBLIC FOR WASHINGTON STATE

Residing at: Spokane, WA.

Commission expires: May 20, 2012

STATE OF WASHINGTON)

)

COUNTY OF SKAGIT)

On this day, personally appeared before me _____
and _____ to me known to be the individuals
described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein
mentioned.

SUBSCRIBED AND SWORN to me this _____ day of _____, _____

Signature: _____

Print Name: _____

NOTARY PUBLIC FOR WASHINGTON STATE

Residing at: _____

Commission expires: _____



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Skagit County Auditor