



201210100043

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: Bill Krieger  
Address: 14106 Avon Allen Rd.  
City, State, Zip Mount Vernon WA 98273

### Chicago Title Insurance Company

3030 Hoyt Avenue, Everett, Washington 98201

## QUIT CLAIM DEED (In Lieu of Foreclosure)

THE GRANTOR Brett Morrow

for and in consideration of in lieu of foreclosure

conveys and quit claims to William D. Krieger & Patricia L. Krieger

the following described real estate, situated in the County of Skagit, State of Washington,  
together with all after acquired title of the grantor(s) herein:

Lot 20 Heritage Square

See exhibit A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123197  
OCT 10 2012

Amount Paid \$0  
Skagit Co. Treasurer  
By MAM Deputy

Notary Public  
State of Washington  
TAMMY M COE  
MY COMMISSION EXPIRES  
June 24, 2013

Tax Account Number: P81462

DATED 9-27, 2012

[Signature]  
(Individual)

By \_\_\_\_\_  
(President)

\_\_\_\_\_  
(Individual)

By \_\_\_\_\_  
(Secretary)

STATE OF WASHINGTON )  
COUNTY OF Snohomish ) ss.

COUNTY OF \_\_\_\_\_ ) ss.

On this day personally appeared before me  
Brett Morrow  
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.

On this \_\_\_\_\_ day of \_\_\_\_\_  
, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the  
State of Washington, duly commissioned and sworn, personally  
appeared \_\_\_\_\_

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_  
Secretary, respectfully, of \_\_\_\_\_

the corporation that executed the foregoing instrument, and  
acknowledged the said 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 \_\_\_\_\_ authorized  
to execute the said instrument and that the seal affixed is the corporate  
seal of said corporation.

Witness my hand and official seal hereto affixed the day and  
year first above written.

27 GIVEN under my hand and official seal this  
day of September, 2012.

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

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

STATE OF WASHINGTON )

EXHIBIT A

Lot 20 of "HERITAGE SQUARE" according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington

This deed is an absolute conveyance, for consideration including the full release of Grantor and of Guarantor, Brett Morrow, of all obligations under that the herein referenced note and Deed of Trust, heretofore executed by Grantor in respect to the subject property described above. Both the Grantee and its predecessor in interest, WILLIAM KRIEGER and PATRICIA KRIEGER, by this acceptance as acknowledged below, do hereby waive and release any right to receive a deficiency following a foreclosure sale of the deed of trust and waive and release any claims and all other rights as against the Guarantors recognizing and intending that Grantor and Guarantors are relying on such waivers and releases in making or allowing this conveyance to be made to Grantee.

Grantor declares that the deed is freely and fairly given without representations or warranties of any kind and the parties hereto agree that there are no other agreements, oral or written, other than this deed between Grantor and Grantee and/or Grantee's predecessor in interest with respect to the property described herein.

Grantee accepts title subject to all liens, deeds of trust and all other encumbrances or defects in title. The parties intend that this deed will not merge with the deed of trust originally given by Grantor to 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.

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

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

The transfer of legal title to The Property 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 referenced above (the Deed of Trust). Rather, it is the intention of Grantor and Grantee that Grantee's security or lien interest in the Property under the Deed of Trust shall continue in force and remain separate and alive.

Dated this 27<sup>th</sup> day of September, 2012

By: [Signature]  
Brett Morrow

ACCEPTED AND APPROVED:

[Signature]  
WILLIAM KRIEGER

[Signature]  
PATRICIA KRIEGER

State of Washington

County of Skagit



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I certify that I know or have satisfactory evidence that William Krieger, Patricia Krieger (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: [Signature]  
Signature

[Signature]  
Title

My appointment expires: 7-25-15

