



201302200058
Skagit County Auditor

2/20/2013 Page 1 of 2 2:35PM

When recorded return to:

Craig Sjoström
1204 Cleveland
Mount Vernon, Washington 98273

**STATUTORY WARRANTY DEED
IN LIEU OF FORECLOSURE
WITH NON-MERGER PROVISIONS**

Grantors: Andrew Griffin & Darcy Griffin, h/w

Grantees: David McLaughlin & Nancy McLaughlin, h/w

Legal Description: Lot 1, Eden's Acres

Assessor's Property Tax Parcel or Account No.: 130511

Reference Nos of Documents Assigned or Released: 201101180067

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013573

FEB 20 2013

Amount Paid \$ 8
Skagit Co. Treasurer
By *mem* Deputy

THE GRANTORS, Andrew Griffin & Darcy Griffin, for and in consideration of an agreement to convey the subject property in lieu of foreclosure of the Grantee's lien thereon, and for no monetary consideration, convey and warrant to David McLaughlin & Nancy McLaughlin, h/w, Grantees, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Eden's Acres, aka Lot 1 of Sedro-Woolley Plat # LP 6-08, approved January 13th, 2011, per the plat thereof recorded under Auditor's File No. 201101180064, records of Skagit County, Wash.

(P130511)

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust, conveyance or security of any kind. The consideration for this Deed consists of the full release of Grantors from all debts and obligations heretofore existing on account of the Deed of Trust on the Property, and the Promissory Note secured by the same, said Deed of Trust being recorded under Auditor's File No. 201101180067, records of Skagit County, Washington.

This Deed, together with the associated Estoppel Certificate, fully satisfies the indebtedness of the Deed of Trust and terminates the Deed of Trust and Note secured thereby, as the same relates to Grantor, provided, however, that this Deed shall not restrict the right of the Grantee to institute foreclosure proceedings relating to the said Deed of Trust if the Grantee desires, and that nothing herein shall be construed as having the effect of merging the said Deed of Trust into the underlying fee title.

DATED: February 14, 2013

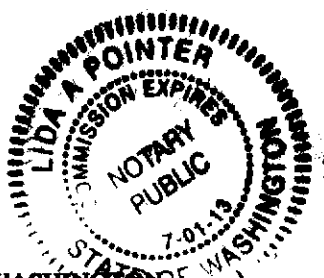

ANDREW GRIFFIN


DARCY GRIFFIN


STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Andrew Griffin, to me known to be one of the individuals 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 February, 2013.



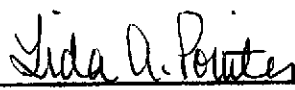
STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)


NOTARY PUBLIC in and for the State of Washington,
residing at 13845 Rector Rd, Baw, WA 98232
My commission expires: 01 July 2013
Name: Lida A. Pointer

On this day personally appeared before me Darcy Griffin, to me known to be one of the individuals 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 February, 2013.




NOTARY PUBLIC in and for the State of Washington,
residing at 13845 Rector Rd, Baw, WA 98232
My commission expires: 01 July 2013
Name: Lida A. Pointer



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