

FILED FOR RECORD AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Skagit State Bank
P. O. Box 285
Burlington, WA 98233



201306210113

Skagit County Auditor

\$82.00

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NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

Reference Nos.	200512010128 200804040086 201207030073 201210180091
Grantor (s):	C & G TIMBER, INC., a Washington corporation
Grantee (s):	SKAGIT STATE BANK, a state-chartered commercial bank
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legals:	Ptn Secs 5, 8 & 9-35-11 E; Ptn Secs 20, 29 & 30-36-11 E; Ptn Secs 23, 25 & 26-36-3 E W.M.
Additional Legal on page(s):	See Exhibit "A"
Assessor's Tax Parcel Nos.:	
	P48123/360323-4-001-0009 P117909/360326-1-003-0100
	P48134/360323-4-009-0001 P117911/360326-1-001-0100
	P48136/360323-4-011-0007 P117912/360326-1-004-0100
	P48244/360325-2-003-0009 P117913/360326-1-005-0100
	P48301/360326-1-001-0002 P51821/361120-0-002-0009
	P48303/360326-1-003-0000 P51882/361129-2-001-0007
	P48304/360326-1-004-0009 P45752/351105-1-001-0008
	P48383/360326-4-001-0006 P45988/351108-1-002-0004
	P48384/360326-4-002-0005 P46017/351109-3-001-0000
	P48305/360326-1-005-0008 P51898/361130-0-001-0008

THE GRANTOR, C & G TIMBER, INC., a Washington corporation, ("Grantor"), for
and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE - PAGE 1

below conveys and warrants to SKAGIT STATE BANK, a state-chartered commercial bank, ("Grantee"), the following described real estate situated in the County of Skagit, State of Washington:

See attached Exhibit "A"

Situated in Skagit County, Washington.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under those certain Deeds of Trust dated:

November 23, 2005 and recorded December 1, 2005 under Auditor's File No. 200512010128, records of Skagit County, Washington, and

April 3, 2008 and recorded April 4, 2008 under Auditor's File No. 200804040086, records of Skagit County, Washington, and

June 25, 2012 and recorded July 3, 2012 under Auditor's File No. 201207030073, records of Skagit County, Washington, and

October 12, 2012 and recorded October 18, 2012 under Auditor's File No. 201210180091, records of Skagit County, Washington,

with the 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 Deeds of Trust, which liens shall remain liens upon the property. All indebtedness secured by said Deed of Trusts shall remain in full force and effect. This deed shall not operate to preclude the Grantee from proceeding in any action to enforce its deeds of trust.

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral

2013 2384
/// SKAGIT COUNTY WASHINGTON
/// REAL ESTATE EXCISE TAX
JUN 21 2013
/// Amount Paid \$ 0
/// Skagit Co. Treasurer
By MF Deputy

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or written, between Grantor and Grantee with respect to the real property described herein to this Warranty Deed, except for that certain unrecorded Settlement Agreement dated as of 3rd June, 2013, by and between Grantor and Grantee.

Dated June 3, 2013.

GRANTOR:

C & G TIMBER, INC.,
a Washington corporation

By

Gordon Iverson
GORDON R. IVERSON
Its President

By

Carol Iverson
CAROL J. IVERSON
Its Vice President

(acknowledgments follow)

NON-MERGER WARRANTY DEED
IN LIEU OF FORECLOSURE - PAGE 3



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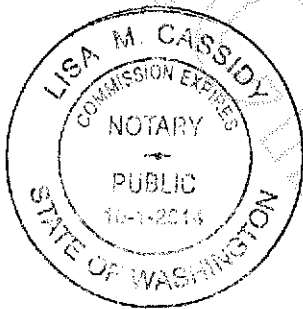
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State of Washington)
County of Skagit) ss

I certify that I know or have satisfactory evidence that Gordon R. Iverson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of C & G Timber, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 3rd, 2013.

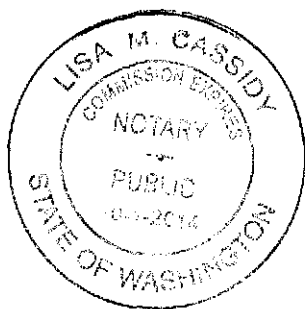


Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-14

State of Washington)
County of Skagit) ss

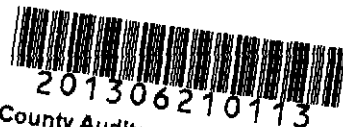
I certify that I know or have satisfactory evidence that Carol J. Iverson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of C & G Timber, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 3rd, 2013.



Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-14

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IN LIEU OF FORECLOSURE - PAGE 4



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BORROWER'S AFFIDAVIT

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

GORDON R. IVERSON, President of C & G Timber, Inc., a Washington corporation, and CAROL J. IVERSON, Vice President of C & G Timber, Inc., a Washington corporation, and GORDON R. IVERSON and CAROL J. IVERSON, husband and wife, on their own behalf individually and as a marital community, (collectively "Borrower" or "affiant"), being duly sworn, depose and say on their own behalf and on behalf of the Borrower:

1. That as officers of C & G, Timber, Inc. we are the persons who made, executed and delivered those certain warranty deeds to Skagit State Bank (the "Lender"), dated June 3, 2013, conveying the real property located in the counties of Skagit, Island, Whatcom, Snohomish, and King (the "Premises"):

See attached Exhibit "A"

2. That the aforesaid warranty deeds are intended to be and are an absolute conveyance of the title to the Premises to the grantee named therein, and were not and are not now intended as a mortgage, trust conveyance, or security of any kind; that it was and is the intention of the affiants and Borrower as grantor in said grant deed to convey, and by said warranty deeds C & G Timber, Inc., a Washington corporation, did convey to the grantee therein, all of its right, title and interest absolutely in and to the Premises; that possession of the Premises has been surrendered to the grantee;

3. That in the execution and delivery of said warranty deeds, neither affiants nor Borrower were acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

4. That the execution and delivery of said warranty deeds by Borrower was duly authorized by affiants as officers of said Borrower;

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5. That affiants believed and now believe that the consideration for said warranty deeds represents the fair value of the Premises;

6. That there are no unrecorded interests in the Premises of any kind;

7. That there are no outstanding bankruptcies against or involving Borrower;

8. C & G Timber, Inc. is a Washington corporation duly organized, validly existing and in good standing under the laws of the State of Washington, and Gordon R. Iverson and Carol J. Iverson, as officers of C & G Timber, Inc., have the requisite corporate powers and authority to execute and deliver these deeds and affidavit and to consummate the transactions contemplated hereby. C & G Timber, Inc. is the successor in interest to IP Forestry, LLC, a Washington limited liability company which merged with C & G Timber, Inc. The execution and delivery, by Gordon R. Iverson and Carol J. Iverson, as officers of C & G Timber, Inc., of these deeds and affidavit and the consummation of the transactions contemplated thereby have been duly authorized by all necessary corporate action on the part of C & G Timber, Inc.;

9. This affidavit is made for the protection and benefit of the grantee in said warranty deeds, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Premises, and particularly for the benefit of Land Title and Escrow Company as to the Premises located in Skagit County, Washington, and Chicago Title Company as to the Premises located in Snohomish County, Washington, and Land Title and Escrow of Island County as to the Premises located in Island County, Washington, and First American Title Insurance Company as to those certain Premises located in Whatcom County, Washington which are commonly referred to as the "Kendall" parcels, and Chicago Title Company as to those certain Premises located in Whatcom County, Washington which are commonly referred to as the "Baker Lake" parcel, and First American Title Insurance Company as to the Premises located in King County, Washington which have insured the title to the Premises in reliance thereon, and any other title company which may hereafter insure the title to the Premises; and

10. That the affiants will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

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We declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated and signed this 3rd day of June, 2013, in Burlington, Skagit County, Washington.

BORROWER:

C & G TIMBER, INC., a Washington corporation

By Gordon Iverson
GORDON R. IVERSON
Its President

By Carol J. Iverson
CAROL J. IVERSON
Its Vice President

Gordon Iverson
GORDON R. IVERSON, Individually and on
behalf of the marital community

Carol J. Iverson
CAROL J. IVERSON, Individually and on behalf
of the marital community

(acknowledgments follow)

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State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Gordon R. Iverson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of C & G Timber, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 3, 2013.

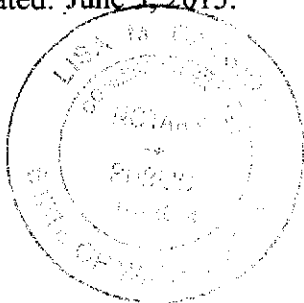


Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-2014

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Carol J. Iverson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of C & G Timber, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 3, 2013.



Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-2014

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Gordon R. Iverson is the person who appeared before me and said person acknowledged that he/she signed this instrument and

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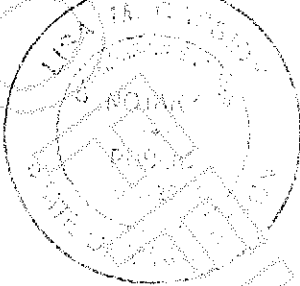
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acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 3, 2013.

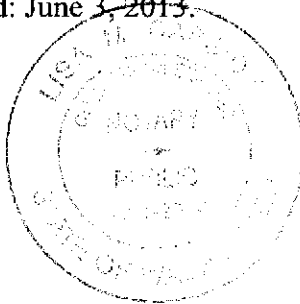


Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-2014

State of Washington)
County of Skagit) SS

I certify that I know or have satisfactory evidence that Carol J. Iverson is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 3, 2013.



Lisa M Cassidy
NOTARY PUBLIC
Printed Name: Lisa M. Cassidy
My appointment expires: 10-1-2014

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EXHIBIT "A"
Legal Descriptions

PARCEL "A":

The Northeast $\frac{1}{4}$; and the Southeast $\frac{1}{4}$; and the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ all within Section 5, Township 35 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Northerly of a line 300 feet Northerly of and distant 300 feet from the centerline of the Cascade Highway as now existing and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 8, Township 35 North, Range 11 East, W.M.,

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 35 North, Range 11 East, W.M., lying Northerly of the Cascade Highway.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Government Lot 12 of Section 20, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

Government Lots 3 and 10, Section 30, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
LEGAL DESCRIPTIONS
(consisting of 2 pages)



PARCEL "G":

A non-exclusive easement for road purposes as granted by instrument recorded October 31, 1973, under Auditor's File No. 792756, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road; that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road and Westerly of the old railroad; and that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road extending over and across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 23, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "I":

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "J":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying Southerly of the Easterly and Westerly road and Easterly of the Northerly and Southerly road; the South 100 feet of that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Southerly and Easterly of the road; the North 100 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Easterly of the road; the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, lying Northerly of the centerline of Colony Creek; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$,

EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southwesterly of Colony Creek, all in Section 26, Township 36 North, Range 3 East, W.M.,

AND EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
LEGAL DESCRIPTIO
(consisting of 2 pag



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