

When recorded return to:

Craig Sjostrom
1204 Cleveland
Mount Vernon, Washington 98273

Skagit County Auditor
8/15/2013 Page

1 of

3 2:07PM

\$74.00

**QUITCLAIM DEED
IN LIEU OF FORECLOSURE
WITH NON-MERGER PROVISIONS**

Grantors: (1) Clara G. Harm
(2) Estate of Bill J. Harm, Sr.
(3) Jimmy G. Harm

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20133301
AUG 15 2013

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 20, Block L, Div. 2, Cape Horn on the Skagit

Assessor's Property Tax Parcel or Account No.: P63395

Amount Paid \$0
Skagit Co. Treasurer
By *ham* Deputy

Reference Nos of Documents Assigned or Released: 200811060035; 201305200084

THE GRANTORS, Clara Harm, an unmarried person, individually and as Personal Representative of the Estate of Bill J. Harm, Sr.; and Jimmy Harm, as his separate property if married, for and in consideration of an agreement to convey the subject property in lieu of foreclosure of the Grantees' lien thereon, and for no monetary consideration, convey and quitclaim to Cape Horn Maintenance Co., Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, Block L, Div. 2, "CAPE HORN ON THE SKAGIT", as per the plat thereof recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Wash.

TOGETHER WITH a Pacifica 55x10 mobile home located thereon, VIN 552662

(P63395)

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 Claims of Lien on the Property, said Claims of Lien having been being recorded

under Auditor's File No. 200811060035 and 201305200084, records of Skagit County, Washington.

This Deed, together with the associated Estoppel Certificate, fully satisfies the indebtedness of the Claims of Lien, as the same relates to Grantors, as well as a full release of personal liability for any and all amounts due and owing to Grantee by virtue of Grantors' ownership of the said property, provided, however, that this Deed shall not restrict the right of the Grantee to institute foreclosure proceedings relating to the said Claim of Lien if the Grantee desires, and that nothing herein shall be construed as having the effect of merging the said Claim of Lien into the underlying fee title.

DATED: August 4th, 2013

Clara G. Harm
CLARA G. HARM

Jimmy G. Harm
JIMMY G. HARM

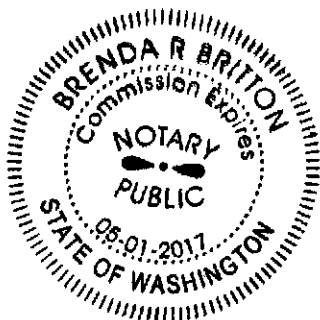
ESTATE OF BILL J. HARM

By: Clara G. Harm
Clara G. Harm, Personal Rep.

STATE OF WASHINGTON)
 :SS
COUNTY OF Spokane)

On this day personally appeared before me Clara G. Harm, 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 12 day of August, 2013.



Brenda R. Britton
NOTARY PUBLIC in and for the State of Washington, residing at
Spokane, WA
My commission expires: May 1, 2017
Name: BRENDA R. BRITTON

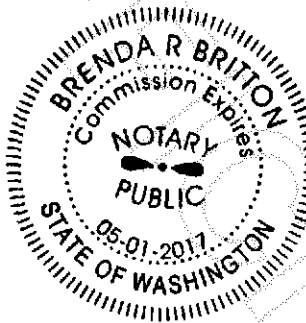


201308150105

STATE OF WASHINGTON)
)
COUNTY OF Spokane)
)

On this day personally appeared before me Clara G. Harm, to me known to be the Personal Representative of the Estate of Bill J. Harm, and who executed the within and foregoing instrument, and acknowledged that she signed the same on behalf of the said Estate as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of August, 2013.

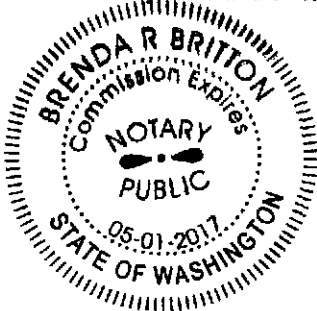


Brenda R. Britton
NOTARY PUBLIC in and for the State of Washington, residing at
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My commission expires: May 1, 2017
Name: BRENDA R. BRITTON

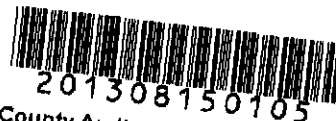
STATE OF WASHINGTON)
)
COUNTY OF Spokane WA)
)

On this day personally appeared before me Jimmy G. Harm, 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 12 day of August, 2013.



Brenda R. Britton
NOTARY PUBLIC in and for the State of Washington, residing at
Spokane WA
My commission expires: May 1, 2017
Name: BRENDA R. BRITTON



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