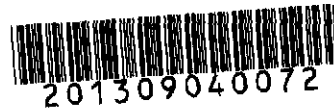


AFTER RECORDING RETURN TO:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233



Skagit County Auditor
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3 3:58PM

\$74.00

GRANTOR: Chance R. Shaffner
GRANTEE(S): Ronald L. Koehnen and Meiche Koehnen
LEGAL DESCRIPTION: Unit 6002 A, Washington Park Condo
Situate in the County of Skagit, State of Washington.

ASSESSOR'S PROPERTY TAX: 4698-000-001-0000
PARCEL AND ACCOUNT NO.: P #111894
REFERENCE NOS. OF DOCUMENTS
ASSIGNED OR RELEASED: 201011290174

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133611

SEP 04 2013

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

DEED IN LIEU OF FORECLOSURE

THE GRANTOR, Chance R. Shaffner, who resides at 6002A Parkside Drive, Anacortes, Washington, conveys and conveys, warrants and quitclaims to Grantees Ronald L. Koehnen and Meiche Koehnen, all interest in the following described real estate, situated in the county of Skagit, State of Washington:

Unit 6002 A, "WASHINGTON PARK CONDOMINIUM", according to Declaration and By-Laws thereof recorded under Auditor's File No. 9708200032 and 9708290166, and Survey Map and Plans thereof recorded in Volume 16 of Plats, Pages 181, 182, and 183, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Tax/Parcel No.: 4698-000-001-0000 / P111894

More commonly known as: 6002A Parkside Drive, Anacortes, 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 Chance R. Shaffner, to Guardian Northwest Title as Trustee, David L. Day having been substituted Trustee, in favor of Ronald L. Koehnen and Meiche Koehnen, as Beneficiaries, and recorded on November 29, 2010 under Skagit County Auditor's file No. 201011290174. 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. 201011290174, records of said County.

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. The Grantee by accepting and recording this deed does not intend a merger of its interest under that certain deed of trust referenced above with the fee title herein conveyed to take place, and it is the intention of the parties that the property described above shall remain subject to the lien of said deed of trust. Grantee retains the right to proceed with the foreclosure of the Deed of Trust, against the property in the event a foreclosure is required to clear title to the property of any existing or future encumbrances junior to the Deed of Trust.

DATED this 29 day of August, 2013.

GRANTOR:




Chance R. Shaffner

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Chance R. Shaffner, to me known to be the individual(s) 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 29th day of August, 2013.




NOTARY PUBLIC for Washington.
Residing at Mount Vernon, WA
My Commission Expires: 12/1/15



GRANTEE:

Ronald L. Koehnen
Ronald L. Koehnen

GRANTEE:

Meiche Koehnen
Meiche Koehnen

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Ronald L. Koehnen and Meiche Koehnen, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that each signed the same as his and/or her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of August, 2013.



Barbara J. Hanger
NOTARY PUBLIC for Washington.
Residing at: Mount Vernon, WA
My Commission Expires: 12/1/15



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Skagit County Auditor

\$74.00

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