



201407020022

Skagit County Auditor

\$73.00

7/2/2014 Page

1 of

2 10:43AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142335
JUL 02 2014

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

After Recording Return To:

James A. Cook
26135 Minkler Rd.
Sedro-Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

107704-1

DOCUMENT TITLE: QUIT CLAIM DEED IN LIEU OF FORECLOSURE
GRANTOR: JOHNSON, JARED RAY
GRANTEE/BENE.: COOK, JAMES A., and COOK, TERRI E.
LEGAL DESC.: Ptn. Lot 15 Sunrise Addn
TAX PARCEL NO.: (P70908) 4064-000-015-0115

QUIT CLAIM DEED (In Lieu of Foreclosure)

The Grantor, JARED RAY JOHNSON, for and in consideration of in lieu of foreclosure, hereby conveys and quit claims to JAMES A. COOK and TERRIE. COOK, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

The East 200 feet of the North 100 feet of the South 200 feet of Lot 15, "PLAT OF SUNRISE ADDITION TO CONCRETE", as per plat recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington.

EXCEPT the East 10 feet thereof.

This deed represents a conveyance to Grantee of all interest the Grantor has in the subject property and is given to Grantee with respect to that certain Promissory Note dated September 16, 2010, which is secured by that Deed of Trust recorded under Auditor's File No. 201009170128, records of Skagit County, Washington.

Grantor is in default in both principal and interest due under the said Note secured by the Deed of Trust. The Note is presently due and payable in full and as of this date the Grantor is unable to meet the obligations of the said Note and Deed of Trust according to the respective terms.

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

The value of the real property conveyed this date is not in excess of the amount of all indebtedness outstanding against such property.

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

Dated this 20th day of June, 2014.

Jared Ray Johnson
JARED RAY JOHNSON

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, JARED RAY JOHNSON, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 20th day of JUNE, 2014.

Elaine M. Daws
NOTARY PUBLIC
Printed Name: Elaine M. Daws
My appointment expires: 3/16/18

