



201509150050

AFTER RECORDING RETURN TO:

Shaun Watchie Perry  
Attorney at Law  
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Seattle, WA 98109

Skagit County Auditor \$75.00  
9/15/2015 Page 1 of 4 1:13PM

**QUIT CLAIM DEED IN LIEU OF FORECLOSURE**

**WITHOUT MERGER**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20153718  
SEP 15 2015

Document Title Quit Claim Deed in Lieu of Foreclosure

Grantors: Paul Guzman

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

Grantee: Veristone Fund, I LLC, a Washington Limited Liability Company and Mark Plummer

Short Legal Description: Section 18, Township 34 North, Range 4 East, PTN Gov't Lot 8

Assessor's Property Tax

Parcel/Account Number(s): P26180, 240418-0-094-003

Reference Number of

Document Released: N/A

GRANTOR, PAUL GUZMAN, A MARRIED MAN, AS HIS SEPARATE PROPERTY,  
for and in consideration of VERISTONE FUND 1, LLC, A WASHINGTON LIMITED

LIABILITY COMPANY'S AND MARK PLUMMER'S agreement not to foreclose that certain Deed of Trust recorded on June 24, 2014, in the official records of County under instrument number 201406240042 (the "Deed of Trust") conveys and quit claims to VERISTONE FUND I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND MARK PLUMMER ("Grantee"), the real estate legally described on Exhibit A attached hereto, situated in the County of Skagit, State of Washington (the "Property"),

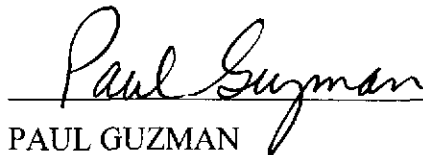
Grantee, by accepting and recording this Deed, does not intend a merger of its interest under the Deed of Trust with the fee title herein conveyed to take place, and it is the intention of the parties that the Property shall remain subject to the lien of the Deed of Trust, which lien shall remain a first lien upon the property.

Grantors declare 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 or written, between Grantors and Grantee with respect to the Property, except for the Deed In Lieu Of Foreclosure Agreement dated on or around August 28, 2015, by and between Grantors and Grantee.

Grantors do by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication.

DATED: SEPTEMBER 9, 2015.

**GRANTORS:**

  
PAUL GUZMAN

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Paul Guzman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it to be his free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: September 9, 2015

Bernice Funk

Print Name: Bernice Funk

NOTARY PUBLIC for the State of  
Washington, residing at  
Seattle, WA

My appointment expires:  
8/28/17

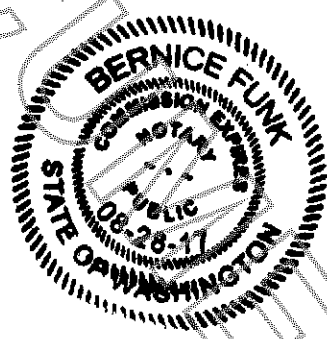


EXHIBIT A TO QUIT CLAIM DEED

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., situated in the State of Washington, County of Skagit, described as follows: Beginning at a point on an old fence line which is 330 feet, more or less, South and 729 feet West of the Northeast corner of said Government Lot 8; thence along said fence line South 89 degrees 20'30" West 110 feet; thence South 310 feet, more or less, to the said North line of the County Road; thence East along said North line 110 feet, more or less, to a point South of the point of beginning; thence North to the point of beginning.