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Skagit County Auditor 10/19/2015 Page

\$75.00

1 of 311:10AM

NON-MERGER OUT CLAIM DEED IN LIEU OF FORECLOSURE

Grantor:

ANACORTES CONCEPT, LLC,

A Washington limited liability company

Grantee:

RYAY LLC.

SKAGIT COUNTY WASHINGTON

A Washington limited liability companyREAL ESTATE EXCISE TAX

Abbreviated Legal:

Lot 2B, BLA AFN 200306060196

Additional Legal on page(s): Exhibit A

Assessor's Tax Parcel No.:

350219-0-040-0100; P118625

THE GRANTOR, ANACORTES CONCEPT, LLC, a Washington limited liability company ("Grantor"), for and in consideration of Grantee's agreement not to foreclose that certain Deed of Trust described below, quit claims to RYAY, LLC, a Washington limited liability company ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington:

See legal description in Exhibit A attached hereto and incorporated herein by this reference.

The Grantee by accepting and recording this Quit Claim Deed does not intend a merger of its interest under that certain Deed of Trust dated June 30, 2003, and initially recorded on July 8, 2003, under Skagit County Auditor's File No. 200307080129 and rerecorded to correct the legal description on November 3, 2003, under Skagit County Auditor's File No. 200311030006, 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 Deed of Trust, which lien shall remain a second lien upon the property subordinate to loans of the Granter with Heritage Bank Northwest. The indebtedness secured by this Deed of Trust shall remain in full force and effect. This Quit Claim Deed shall not operate to preclude the Grantee from proceeding in any action to enforce its Deed of Trust.

The Granter 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 other agreements, oral or written, between Grantor and Grantee with respect to the real property described herein to this Quit Claim Deed.

DATED this 6th day of October, 2015.

ANACORTES CONCEPT, LLC

Grantor

MARC YOUNGBERG, Manager/Member

STATE OF WASHINGTON)

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MARC YOUNGBERG 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 Manager/Member of ANACORTES CONCEPT, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6th day of October, 2015.

NOTARY PUBLIC

Printed Name: _

HEATHER WALDRON

My appointment expires:

3-23-2018



Lot 2B of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, being a revision of Lots 2A, 2B, 2C and 2D, "Seafarer's View", as recorded under Auditor's File No. 200112030101, and that certain Boundary Line Adjustment Survey recorded April 29, 2003, under Auditor's File No. 200304290104, records of Skagit County, Washington, being portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East, W.M., and of "Plate No. 10 Tide and Shore Lands of Section 19, Township 35 North, Range 2 East, W.M., Anacortes Harbor," according to the official map thereof on file with the State Land Commissioner at Olympia, Washington.

