

Filed for recording at request of and
after recording mail to:

Bradford E. Furlong
Furlong-Butler Attorneys
825 Cleveland Avenue
Mount Vernon, WA 98273

FURLONG ♦ BUTLER
ATTORNEYS

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201703150028

Skagit County Auditor

\$78.00

3/15/2017 Page

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The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Consent for Transfer of Title
Grantor: Skagit Bank
Grantees: Kevin P. Welch and Jenny L. Welch, husband and wife/Schussboomer Properties, LLC
Abbreviated Legal Description: Lot 11 to 14, Block 25, City of Anacortes
Complete Legal Description set forth in Exhibit A of Document.
Tax Parcel Numbers: P55024
Reference Number(s) of Documents Affected: 201512180053, Deed of Trust
201512180054, Assignment of Rents

CONSENT FOR TRANSFER OF TITLE

RECITALS

WHEREAS, on December 16, 2015, Kevin P. Welch and Jenny L. Welch, husband and wife, "Borrowers," signed a Note in favor of Skagit Bank, in the amount of ONE MILLION SEVEN HUNDRED NINETY THREE THOUSAND THREE HUNDRED SEVENTY and 32/100 (\$1,793,370.32) (hereinafter the "Note") and also executed a Business Loan Agreement of even date under Loan No. 3129723958.

WHEREAS, to secure the Note, on December 17, 2015, Kevin P. Welch and Jenny L. Welch, husband and wife, executed a Deed of Trust in favor of Skagit Bank (hereinafter "Lender") recorded on December 18, 2015 under Skagit County Auditor's File No 201512180053 pertaining to real property ("Property") legally described in Exhibit A hereto (hereinafter the "Security Instrument").

WHEREAS, Section "DUE ON SALE – CONSENT BY LENDER" of the foregoing Security Instrument states that if any legal or beneficial interest in the property subject to the Security Instrument is sold or transferred without Lender's prior consent, Lender may require immediate repayment in full of all sums secured by the Deed of Trust; and

WHEREAS, Kevin P. Welch and Jenny L. Welch, husband and wife wish to transfer fee title in the property to Schussboomer Properties, LLC, a Washington Limited Liability Company in which Kevin P. Welch and Jenny L. Welch are the only Members; and

WHEREAS, Kevin P. Welch and Jenny L. Welch, husband and wife, and Schussboomer properties, LLC, a Washington Limited Liability Company, wish to obtain consent of the Lender to such transfer and such Lender is willing to provide such Consent; and

WHEREAS, all terms used herein that are capitalized and/or defined shall have the same meaning as used in the Security Instrument.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

1. Lender, Skagit Bank, hereby consents to the relinquishment/transfer of the Property subject to that certain Deed of Trust recorded under Skagit County Auditor's File No. 201512180053 by Kevin P. Welch and Jenny L. Welch, husband and wife, so long as such relinquishment/transfer is accomplished pursuant to a deed substantially in the form attached hereto as Exhibit B.

2. The terms and conditions of the Security Interest and the Note shall remain in full force and effect as to the Property and Kevin P. Welch and Jenny L. Welch, husband and wife.

Executed by a duly authorized representative of the Lender this ____ day of _____, 2016.

LENDER:

SKAGIT BANK

By: [Signature]

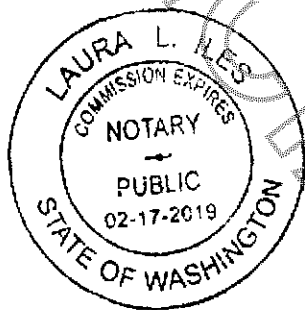
Its: Vice President

Printed Name: Michael Fredlund

STATE OF Washington)
) ss.
COUNTY OF Skagit)

On this 19th day of January 2017 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Michael Fredlund to me known to be the Vice-President [title] of SKAGIT BANK, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ~~they he she is~~ he is authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.



Laura L. Iles
Notary Public in and for the state of
WA, residing at Anacortes
My commission expires: 2-17-19
Printed Name: Laura L. Iles

EXHIBIT A

Legal Description

Parcel 55024

Lots 11 through 14, inclusive, Block 25, "Map of the City of Anacortes, Skagit County, Washington," as per Plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

EXHIBIT B

Statutory Warranty Deed

AFTER RECORDING, RETURN TO:

FURLONG ♦ BUTLER
ATTORNEYS

825 Cleveland Avenue
Mount Vernon Washington 98273

STATUTORY WARRANTY DEED

Grantor: KEVIN P. WELCH and JENNY L. WELCH, husband and wife

Grantee: SCHUSSBOOMER PROPERTIES, LLC, a Washington limited
liability company

Reference Number(s) of Documents assigned or released: N/A

Assessor's Parcel/Tax I.D. Numbers:

Abbreviated Legal:

THE GRANTORS, KEVIN P. WELCH and JENNY L. WELCH, husband and wife,
for and in consideration of no monetary consideration, and for a mere change in identity,
conveys and warrants to **GRANTEE, SCHUSSBOOMER PROPERTIES, LLC**, a
Washington limited liability company, the following described real property:

Insert Legal Description

GRANTORS:

KEVIN P. WELCH

JENNY L. WELCH

Date: _____

Date: _____

STATUTORY WARRANTY DEED
KEVIN P. WELCH and JENNY WELCH
SCHUSSBOOMER PROPERTIES, LLC

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Kevin P. Welch known to me to be the individual 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 ____ day of _____ 2017.

Printed Name: _____
Notary Public in and for the state of
Washington, residing at _____
My commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Jenny L. Welch known to me to be the individual 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 ____ day of _____ 2017.

Printed Name: _____
Notary Public in and for the state of
Washington, residing at _____
My commission expires: _____