



**201812210069**

12/21/2018 03:55 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

After recording return document to:  
**CARMICHAEL CLARK, P.S.**  
**P.O. BOX 5226**  
**BELLINGHAM, WA 98227**

DOCUMENT TITLE: **Non-Merger Statutory Warranty Deed In Lieu Of Deed of Trust Foreclosure**  
REFERENCE NUMBER OF RELATED DOCUMENT: **201705010215; 201801250123**  
GRANTOR: **Tveter and Son LLC, a Washington limited liability company**  
GRANTEE: **KKAR Enterprises, L.L.C., a Washington limited liability company**  
ABBREVIATED LEGAL DESCRIPTION: **Lots 12 & 13, Orchards PUD**  
ASSESSOR'S TAX PARCEL NUMBER: **P123995 and P123996**

**NON-MERGER STATUTORY WARRANTY DEED  
IN LIEU OF DEED OF TRUST FORECLOSURE  
WAC 458-61A-208(6) <sup>aw</sup>**

THE GRANTOR, Tveter and Son LLC, a Washington limited liability company, in lieu of Deed of Trust foreclosure, hereby conveys and warrants to KKAR Enterprises, L.L.C., a Washington limited liability company, the Grantee, the following described real estate, situated in Skagit County, State of Washington:

Lots 12 and 13, "THE ORCHARDS P.U.D.," as per plat recorded January 19, 2006, under Auditor's File No. 200601190126, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

NON-MERGER: The recording of this Deed shall in no manner constitute a merger of title as to Grantee's Deed of Trust recorded on title to the real property under Skagit County Auditor's File No. 201705010215 on May 1, 2017, and said Deed of Trust shall remain a valid and subsisting lien which may be foreclosed against the described real property in the sole discretion of Grantee until re-conveyed. (Said Deed of Trust was subsequently modified by a Notice of Additional Advance recorded on January 25, 2018, under Auditor's File No. 201801250123.)

DATED this 21st day of December, 2018.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185553  
DEC 21 2018

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

TVETER AND SON LLC

*[Signature]*  
By: Michael A. Tveter  
Its: Manager/Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MICHAEL A. TVETER, 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 of TVETER AND SON LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 21, 2018.



NOTARY PUBLIC in and for the  
State of Washington.  
My Commission expires 8-31-20.

