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04/12/2021 03:45 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:

CARSON LAW GROUP, PLLC  
PO BOX 5292  
EVERETT, WA 98206  
ATTN: HMS

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-1551  
APR 12 2021

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

DOCUMENT TITLE:	WARRANTY DEED IN LIEU OF FORECLOSURE
REFERENCE NUMBER(S):	201712040050
GRANTOR(S):	Stan McMillion and Deanna McMillion
GRANTEE(S):	3 Rivers Cutting, Inc.
ABBREVIATED LEGAL DESCRIPTION:	Sec. 31 Twp 33 N, R 10 E, Pt nE1/2 aka TR 20 Trail Creek
ASSESSOR'S PROPERTY TAX PARCEL NO.	331031-1-004-0808 / P18829

For good and valuable consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, Stan McMillion and Deanna McMillion, husband and wife (collectively "Grantor"), do hereby convey and grant to 3 Rivers Cutting, Inc., a Washington corporation ("Grantee"), the following described real property situated in Skagit County, Washington:

That portion of the East ½ of the East ½ of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East quarter corner of said Section 31; thence North 88 degrees 38' 58" West, 30 feet to the a point on the West line of an existing road; thence along said West line South 01 degrees 21' 02" West, 18.61 feet to a point; thence North 89 degrees 11' 09" West, 334.75 feet to the true point of beginning; thence continuing North 89 degrees 11' 09" West, 334.75 feet; thence North 01 degrees 21' 02" East, 651.28 feet; thence

South 89 degrees 11' 09" East, 334.75 feet; thence South 01 degrees 21' 02" West, 651.28 feet to the true point of beginning.

(Also shown as Tract 20 of Survey known as Trail Creek, recorded in Volume 92 of Official Records, pages 576 to 589, inclusive, under Skagit County Auditor's File No. 772764.)

Situate in the County of Skagit, State of Washington.

The title to said property is hereby warranted by Grantor against all persons whomsoever subject to any matter set forth herein. It is further warranted and covenanted by Grantor and by Grantee, in accepting it as follows:

1. The consideration for the execution of this Deed consists of the full satisfaction of the Deed of Trust dated November 17, 2015, and recorded on December 4, 2017 under Auditor File No. 201712040050, records of Skagit, Washington ("Deed of Trust") executed by **Stan McMillion and Deanna McMillion**, as "Grantor," to First American Title Insurance Company, as original Trustee, to secure an obligation in favor of **3 Rivers Cutting, Inc.** ("Beneficiary"), and the cancellation of the underlying Promissory Note dated November 17, 2015 and all indebtedness thereunder, secured by the Deed of Trust. **3 Rivers Cutting, Inc. is the current "Beneficiary" under the Deed of Trust.]**

2. This Deed is executed voluntarily by Grantor, and not pursuant to duress or threats of any kind. Furthermore, it is executed and delivered in mutual good faith between Grantor and Grantee, and is not given or intended to hinder, delay, or defraud any creditor, or to contravene any of the bankruptcy laws of the United States or other applicable laws. Grantor expressly represents that, as of the date of execution and delivery of this Deed, the fair market value of the property exceeds its indebtedness.

3. This Deed is not given as security for the payment of monies or indebtedness, or as security of any kind or nature; and there is no other agreement, understanding, or writing between the parties hereto or any other person, relative to the reconveyance of the above-described property; there is no sale or conveyance of the property to anyone else for the benefit of the Grantor, nor is there any division of the proceeds realized from the property by sale or otherwise.

4. Actual possession of the property herein conveyed has been surrendered and delivered to Grantee: Grantor intends by this Deed to vest absolute and unconditional title to said property in Grantee, and forever estop and bar Grantor, and all his successors in interest, from having or claiming any right, title, or interest of any nature whatsoever either in law or in equity, or in possession or in expectancy in and to the property or any part thereof. In reliance on the Deed and all other

Grantor's warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all the rights, responsibilities, powers, and privileges of fee simple ownership on the property, including, without limitation, maintaining and improving the property as Grantee deems appropriate; selling the property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the property; and otherwise acting with respect to the property consistent with quiet enjoyment and ownership thereof by Grantee.

5. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED this 8 day of <sup>February</sup> ~~January~~ 2021.

Stan McMillion  
Stan McMillion

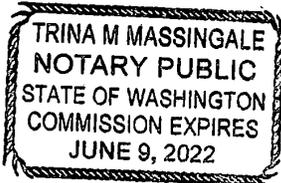
Deanna McMillion  
Deanna McMillion

STATE OF WASHINGTON )  
COUNTY OF Snohomish )

This record was acknowledged before me on February 8th 2021 by Stan McMillion and Deanna McMillion.

Trina M. Massingale  
Notary Public in and for the state of Washington  
Residing at: 23981 Sweet Peafield  
My Commission expires: 6-9-2022

Darrington WA 98241



## EXHIBIT "A"

## Legal Description

That portion of the East ½ of the East ½ of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East quarter corner of said Section 31; thence North 88 degrees 38' 58" West, 30 feet to the a point on the West line of an existing road; thence along said West line South 01 degrees 21' 02" West, 18.61 feet to a point; thence North 89 degrees 11' 09" West, 334.75 feet to the true point of beginning; thence continuing North 89 degrees 11' 09" West, 334.75 feet; thence North 01 degrees 21' 02" East, 651.28 feet; thence South 89 degrees 11' 09" East, 334.75 fee; thence South 01 degrees 21' 02" West, 651.28 feet to the true point of beginning.

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