

After Recording Return to:

Michael C. Malnati
Reed Longyear Malnati Corwin & Burnett PLLC
801 2nd Ave., Suite 1415,
Seattle, WA 98104

DEED IN LIEU OF FORECLOSURE

Reference No(s): 201212140114
Grantor(s): Skagit River Farm Lands LLC
Grantee(s): William R. Bingham and Beverly Bingham
Legal Desc.: Ptn SE 1/4 NE 1/4, 7-35-3 W.M.
Parcel No(s): P33888, 350307-1-003-0004; P33887, 350307-1-002-0005

M10457

THE GRANTOR **Skagit River Farm Lands LLC**, a Washington limited liability company, in lieu of foreclosure of that Deed of Trust recorded on **May 24, 2012**, under recording number **201212140114**, conveys and quit claims to **William R. Bingham and Beverly Bingham, Husband and Wife**, the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantors therein:

LEGAL DESCRIPTION SET FORTH ON ATTACHED EXHIBIT A.

Neither Grantor nor Grantee intend that this conveyance constitutes a merger of the interests conveyed; and it is the intention of the parties that the property above-described shall remain subject to the lien of the Deed of Trust as well as all other security instruments held by Grantee to which said property is now subject, until reconveyance of the Deed of Trust by Grantee.

The undersigned, under penalty of perjury, affirms and certifies that:

1. This conveyance is an absolute conveyance of all of the Grantor's right, title and interest in and to the real estate described herein, together with all buildings thereon and appurtenances thereunto belong or appertaining, and also a conveyance, transfer and assignment of the Grantor's right of possession, rental and equity of redemption in and to said premises.
2. This conveyance is the free and voluntary act of Grantor herein and that Grantor is not acting under any misapprehension as to the effect hereof, nor under any duress, undue influence or misrepresentation by Grantee or any agent or attorney of Grantee.
3. It is the intention of Grantor to convey, and by this deed Grantor does hereby convey, to Grantee all of its right, title and interest absolutely in and to property herein described.
4. This affirmation is made for the protection and benefit of Grantee, its successors and assigns, and all other parties hereinafter dealing with or who may acquire or insure an

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5060
Date 11/03/2021


interest in the property herein described and shall bind the undersigned and its successors in interest.

- 5. Grantor hereby forever releases and discharges Grantee, its officers, directors, members, managers, and employees of and from any and all claims, causes of action, or liabilities of any kind or nature, now known or hereafter discovered, from whatever cause arising (collectively "Claims"), all of which claims are expressed hereby waived. This waiver and release of Claims is unconditional, immediate, and binding upon Grantor, and its successors in interest, for all purposes and all proceedings hereafter, including without limitation, any proceedings under the United States Bankruptcy Code. This waiver and release of Claims is a material and expressly bargained-for consideration of this agreement, severable, and independently enforceable notwithstanding a finding that any other provision hereof is unenforceable.

Dated: October 19th, 2021.

GRANTOR:

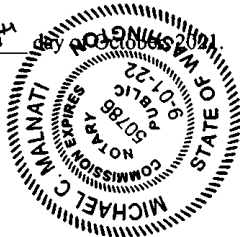
Skagit River Farm Lands LLC

By: 
Eiko T. Vojkovich, Its Authorized Member

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that EIKO T. VOJKOVICH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the AUTHORIZED MEMBER OF SKAGIT RIVER FARM LANDS LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 19th day of October, 2021





[PRINTED NAME] MICHAEL C MALNATI
NOTARY PUBLIC in and for the state of
Washington, residing in: Maple Valley
My commission expires: 1-1-22

EXHIBIT A

LEGAL DESCRIPTION

The Southeast 1/4 of the Northeast 1/4 of Section 7, Township 35 North, Range 3 East, W.M.

EXCEPT County Road and ditch right of way.

Situate in the County of Skagit, State of Washington.