

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): 201205240063 M10457-B
Grantor(s): Skagit River Farm Lands LLC
Grantee(s): William R. Bingham and Beverly Bingham
Legal Desc.: Section 20, Township 35 North, Range 5 East; Ptn. SW NE (Parcel A); Ptn. of Tracts 15 and 16 Peavey's Acreage Tracts No. 1 & 2 (Parcel A); Tracts 21 and 22 Peavey's Acreage Tracts No. 1 & 2 (Parcel A); Ptn. Tract 20 (Parcel B); Section 20, Township 35 North, Range 5 East; Ptn. NW SE (aka Ptn. Lot 1 SP#23-84) (Parcel C); Tract 2 and Ptn. of Tracts 3,6,7, & 17 Peavey's Acreage Tracts No. 1 & 2) (Parcel D).
Parcel No(s): P40026, 350520-1-003-0005; P40055, 350520-4-004-0305; P67808, 3966-001-002-00002; P67809, 3966-001-003-0001; P67816, 3966-001-006-0206; P67817, 3966-001-007-0007; P67891, 3966-001-015-0106; P67892, 3966-001-016-006; P67894, 3966-001-017-0005; P67900, 3966-001-022-0008

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 **201205240063**, 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.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5067
Date 11/03/2021

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 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:

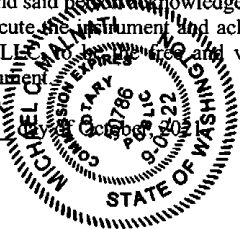
Skagit River Farm Lands LLC

By: [Signature]
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 the uses and purposes and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 19th



[Signature]
[PRINTED NAME] MICHAEL C MALNAR
NOTARY PUBLIC in and for the state of
Washington, residing in: Maple Valley
My commission expires: 9-1-22

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL "A":**

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M.

ALSO, all of Tracts 16, 21 and 22, and that portion of Tract 15 lying South of the County Road, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, EXCEPT that portion of Tract 16 lying West of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

PARCEL "B":

All that portion of an un-named vacated 32 foot road lying between the South line of Tracts 15 and 16 and the North line of Tracts 20, 21, and 22 in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, which has reverted to said tracts by operation of law. EXCEPT that portion thereof lying Westerly of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

ALSO that portion of Tract 20, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, lying East of the Following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

PARCEL "C":

That portion of Lot 1 of Skagit County Short Plat No. 23-84 filed for record under Auditor's File No. 8407100024 described as follows:

Beginning at the Northwest corner of the said Lot 1, thence Southerly a distance of 19.4 feet along the West line of the said Lot 1; thence East a distance of 600.74 feet to the Easterly border of the said Lot 1; thence Northerly along the Eastern line of the said Lot 1 a distance of 4.7 feet to the Northeast corner of the said Lot 1; thence Westerly along the North line of the said Lot 1 to the point of beginning.

PARCEL "D":

Lots 2 and 7, the East ½ of Lots 3 and 6 and the East 222.75 feet of Lot 17, Tract 1, PEAVBY'S ACREAGE TRACTS NO. 1 & 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 E.W.M., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tracts:

1. The West $6\frac{2}{3}$ rods of said East ½ of lots 3 and 6.
2. Beginning at the Southwest corner of said Lot 7, thence Northeasterly along the Southerly line of said Lot 7, 70 feet; thence Northwesterly to a point on the West line of said Lot 7 that is 212 feet North of the point of beginning; thence South along said West line 212 feet to the point of beginning.
3. Beginning at a point on the South line of said Lot 17 which intersects the West line of the East $13\frac{1}{2}$ rods, the true point of beginning; thence North along the West line of said East $13\frac{1}{2}$ rods 500 feet; thence East parallel to the North line of Lot 17, $13\frac{1}{2}$ rods, more or less, to the East line of Lot 17; thence South along the East line of said Lot 17 to the Southeast corner of said Lot 17; thence Southwesterly along the Southeasterly line of said Lot 17 to the true point of beginning.