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07/03/2024 04:15 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Spring Meadows, LLC
P.O. Box 650
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1219
JUL 03 2024

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

NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

GRANTOR:	THE CORE COMMUNITY CENTER, a Washington nonprofit corporation
GRANTEE:	SPRING MEADOWS, LLC, a Washington limited liability company
Abbreviated Legal:	Lot 4 of the City of Burlington Binding Site Plan, 1-00
Additional Legal on page(s):	Exhibit "A"
Assessor's Tax Parcel No.:	8026-000-004-0000 / P116512

THE GRANTOR, THE CORE COMMUNITY CENTER, a Washington nonprofit corporation ("Grantor"), for and in consideration of Grantee's agreement not to foreclose that certain deed of trust described below conveys and warrants to SPRING MEADOWS, LLC, a Washington limited liability company, ("Grantee"), the real estate legally described on Exhibit A attached hereto, situated in the County of Skagit, State of Washington. Grantor also hereby conveys and transfers to Grantee, any and all of Grantor's personal property and fixtures located on the real estate and any and all of Grantor's interest in any prepaid insurance premiums, utility deposits and leases.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain deed of trust recorded under Skagit County Auditor's File No. 202205020086, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust, which lien shall remain a first lien upon the property. All indebtedness secured by said deed of trust shall remain in full force and effect.

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the real property described in Exhibit A to this Warranty Deed or any of the other property or interests referenced herein.

Non-Merger Warranty Deed
in Lieu of Foreclosure - 1

THE CORE COMMUNITY CENTER,
a Washington nonprofit corporation


By: Darayl Taylor II

Its: President

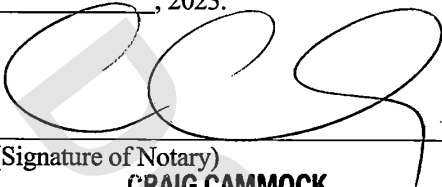
Date: 23 OCTOBER, 2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DARAYL TAYLOR II is the person who appeared before me, and said person acknowledged that he signed this instrument as the President of THE CORE COMMUNITY CENTER, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: October 23, 2023.




(Signature of Notary)

CRAIG CAMMOCK

(Legibly Print or Type Name of Notary)

My appointment expires: 11-1-2026

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said Lot 4 of said Binding Site Plan beginning at the Northwest corner of Lot 4; thence South $0^{\circ}09'29''$ E, along the West line thereof, 8.23 feet; thence South $89^{\circ}47'25''$ East 177.17 feet to the East line of said Lot 5; thence North $0^{\circ}12'35''$ East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4; thence South $88^{\circ}40'21''$ West 177.29 feet to the point of beginning.

The Binding Site Plan as referenced above as recorded under Auditor's File Number 200003030001 shows common access and utility easement 23 feet wide centered on the lot lines between Lots 3 and 4. The intent of this Boundary Line Adjustment is to relinquish and vacate the common easement as shown on the original Binding Site Plan due to its non-alignment with the new lot lines.

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

That Darayl Taylor II, as President of THE CORE COMMUNITY CENTER, a Washington nonprofit corporation, was the person that made, executed and delivered that certain deed to SPRING MEADOWS, LLC, a Washington limited liability company (the "Lender"), dated October 23, 2023, conveying that certain real property described in Exhibit A attached hereto (the "Premises");

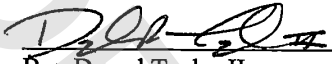
That in the execution and delivery of said grant deed Borrower was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That there are no unrecorded interests in the Premises of any kind; and

This affidavit is made for the protection and benefit of the grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Premises, and particularly for the benefit of any title company, which has insured the title to the Premises in reliance thereon, and any other title company which may hereafter insure the title to the Premises; and that Borrower will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

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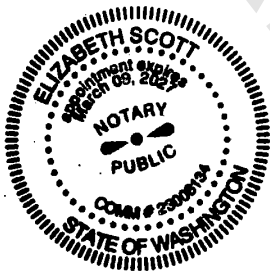
THE CORE COMMUNITY CENTER,
a Washington nonprofit corporation

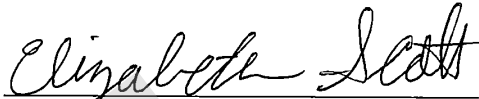

By: Darayl Taylor II
Its: President
Date: 24 OCT, 2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DARAYL TAYLOR II is the person who appeared before me, and said person acknowledged that he signed this instrument as the President of THE CORE COMMUNITY CENTER, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: October 24th, 2023.




(Signature of Notary)
ELIZABETH SCOTT
(Legibly Print or Type Name of Notary)
My appointment expires: March 09, 2027