

When recorded return to

Michael A. Winslow
Attorney at Law
519 Columbine Court
Mount Vernon, Washington 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242787
Date 10/31/2024

REF AF#202307270183 & 202403050032

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Grantors: Roger Wills, Individually, and West Coast Builders LLC, a Washington Limited Liability Company

Grantees: Mallard Cove Investments LLC, a Washington Limited Liability Company

Legal description: The West Half of the East Half of the Northeast Quarter of the Southwest Quarter, Section 29, Township 34N, Range 4 E.W.M.

Except that portion thereof lying within the boundaries of the Blackburn Road running along the North Line thereof, as conveyed to Skagit County by deed recorded under AFN 648516, Records of Skagit County. Situate in Skagit County, Washington.

**Assessor's property tax
parcel or account no.:** P28637/ 340429-3-002-0104

**Reference #s of documents
assigned or released:** 202403050032 and 202307270183

Conveyance:

THE GRANTOR, **Roger Wills, Individually, and West Coast Builders LLC, a Washington Limited Liability Company** (denominated in the referenced Deed of Trust as *Westcoast Builders LLC*), for and in consideration of Deed in Lieu of Foreclosure of Deed of Trust recorded as Auditor File No. **202307270183, and modified under AFN 202403050032**, conveys and warrants to Grantees the above-described real property located in Skagit County, Washington. This Deed does not create a merger of title and the Grantees herein specifically reserve the right to foreclose the said Deed of Trust recorded as Auditor's File No.

Deed in Lieu of Foreclosure (SWD)

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202307270183 and 202403050032, if, in the Grantees' sole opinion, such action is necessary to provide clear title acceptable to Grantees.

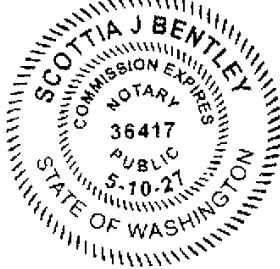
DATED: October 29, 2024.

Roger Wills
Roger Wills, Individually, and as Sole Member
West Coast Builders LLC

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Roger Wills is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act in both his individual capacity and as sole member of West Coast Builders LLC, a Washington Limited Liability Company for the uses and purposes in the instrument.

Dated: October 29, 2024.



Scottia J Bentley
Scottia J Bentley (print name),
Notary Public in and for the State of Washington
My appointment expires 05/10/27.

EXHIBIT "A"
Legal Description

Legal Address: 1224 East Blackburn Road, Mount Vernon, WA 98274

File Number: 24-22144-TO

LEGAL DESCRIPTION:

The West 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, Section 29, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the boundaries of the Blackburn Road running along the North line thereof, and as conveyed to Skagit County by Deed recorded under Auditor's File No. 648516, in Volume 337 of Deeds, Page 191, records of Skagit County, Washington.