

After Recording Return to:

Terry Moss
Commercial Realty Group, Inc.
4620 95th Avenue N.E.
Bellevue, WA 98004



200609200114

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

120294-S

P23872 / Lt 5B

S/p Bur 1 3-91

pan Lt 5 Cascade Mall BSp

WARRANTY DEED IN LIEU OF FORECLOSURE

Armada Vancouver Company, a Washington corporation ("Grantor"), hereby conveys and warrants to Terry and Susan Moss, husband and wife ("Grantees"), the real property located in Burlington, Skagit County, Washington, legally described in Exhibit A, attached hereto and by this reference incorporated herein (the "Property").

The full and true consideration for this instrument is Grantee's agreement not to pursue the foreclosure of the Deed of Trust recorded under Skagit County Auditor's file number 199909170066, the beneficial interest in which was conveyed to Grantees pursuant to the instrument recorded under Skagit County Auditor's file number 200602020058 (the "Deed of Trust"), nor to pursue a deficiency judgment against Grantees on the note and other loan instruments secured by the said Deed of Trust.

This deed is absolute in effect and conveys fee simple title to the Property to Grantees and does not operate as a mortgage, deed of trust or security of any kind. Grantees shall not be deemed to have accepted this deed until and unless Grantees cause this deed to be recorded in the real property records of Skagit County, Washington.

By recording this deed, Grantees agree that they will forever forebear from taking any action whatsoever to collect against the Grantor on the indebtedness secured by the Deed of Trust against the Property, and in any proceeding Grantees will not seek or claim a deficiency judgment against Grantor on the note or other debt instruments secured thereby.

Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and statutory rights of redemption in and with respect to the Property.

Grantor hereby waives and releases any and all statutory, common law and other liens available to Grantor against the Property, including, without limitation, those based on labor performed, materials supplied, services rendered or any other action performed with regard to the Property.

Grantor agrees that Grantees may retain all payments that have been made on the debt secured by the Deed of Trust. Grantees do not assume any responsibility for any liabilities against the Property or personalty incurred or suffered by the Grantor or by any other person.

The statements made herein are for the protection and benefit of Grantees, their successors and assigns, and all parties hereafter dealing with, or whom may acquire an interest in, the Property, and shall bind the respective heirs, executors, administrators, assigns and successors in interest of Grantor.

DATED this 14th day of SEPTEMBER, 2006.

ARMADA VANCOUVER COMPANY
a Washington corporation

By: [Signature]
James Lagerquist
Its President

4879
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2006

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)

) ss.

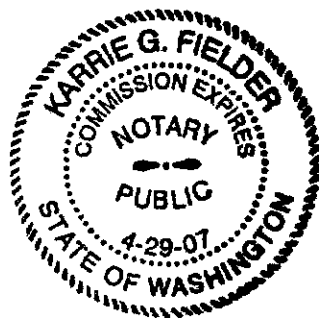
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JAMES LAGERQUIST is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Warranty Deed in Lieu of Foreclosure of Armada Vancouver Company to be free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 14, 2006

K. Fielder
(Signature)

Karrie Fielder
(Please print name legibly)



NOTARY PUBLIC in and for the State of
Washington, residing at SEATTLE, WA.
My commission expires: 4-29-07.



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STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 14th day of September, 2006, before me personally appeared James Lagerquist, to me known to be the President of Armada Vancouver Company, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



K. Fielder
(Signature)

Karrie Fielder
(Please print name legibly)

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle, WA.
My commission expires: 4-29-07.



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EXHIBIT A

Legal Description of Property

Lot 5B of City of Burlington Short Plat No. BURL-3-91, as approved April 21, 1992, and recorded April 27, 1992, in Volume 10 of Short Plats, page 77, under Auditor's File No. 9204270026, records of Skagit County, Washington; being a portion of Lot 5 of the Cascade Mall Binding Site Plan, recorded in Volume 8 of Short Plats, pages 170 through 180, being a portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 6, Township 34 North, Range 4 East, W.M.

TOGETHER WITH as easement for ingress and egress, as granted b easement recorded July 27, 1989, under Auditor's File No. 8907270006, records of Skagit County, Washington.

TOGETHER WITH an easement for storm drainage, as granted by easement recorded July 31, 1989, under Auditor's File No. 8907210036, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.



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