

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Edward H. Hawkings and Christine Hawkings
16961 Peterson Road
Burlington, WA 98233-3588



201102020025

Skagit County Auditor

2/2/2011 Page

1 of

6 10:33AM

NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

Reference No.:	200412150099 (Deed of Trust)
Grantor (s):	GERALD D. FISCHER, individually, and on behalf of their marital community, and KARENE FISCHER, individually, and on behalf of their marital community, husband and wife
Grantee (s):	EDWARD H. HAWKINGS and CHRISTINE HAWKINGS, husband and wife
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	Lot 25, "Cranberry Heights Phase II"
Additional Legal on page(s):	1
Assessor's Tax Parcel No.:	P113566 / 4717-000-025-0000

THE GRANTORS, GERALD D. FISCHER, individually, and on behalf of their marital community, and KARENE FISCHER, individually, and on behalf of their marital community, husband and wife, ("Grantors"), for and in consideration of Grantees' agreement not to foreclose that certain Deed of Trust described below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to EDWARD H. HAWKINGS and CHRISTINE HAWKINGS, husband and wife, ("Grantees"), the real estate legally described as follows, situated in the County of Skagit, State of Washington.

Lot 25, "CRANBERRY HEIGHTS PHASE II," as per plat recorded in Volume 17 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

The Grantees by accepting and recording this Deed do not intend a merger of their interest under that certain Deed of Trust recorded on December 15, 2004 under Auditor's No. 200412150099, records of Skagit County, Washington, 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. This Deed shall not operate to preclude the Grantees from proceeding in any action to enforce their Deed(s) of Trust.

Grantors declare 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 Grantors and Grantees with respect to the real property described herein.

Dated: January 19, 20 11.

GRANTORS:

Gerald D. Fischer
GERALD D. FISCHER

Karene Fischer
KARENE FISCHER

311
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2011

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MF Deputy



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Santa Cruz

On Jan. 19, 2011 before me, Barbara Weckind, Notary Public

Date

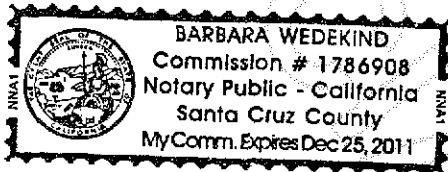
Here Insert Name and Title of the Officer

personally appeared Gerald D. Fischer and Karane

Name(s) of Signer(s)

Fischer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Non-Merger Warranty Deed in lieu of foreclosure

Document Date: January 19, 2011

Number of Pages: 6

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald D. Fischer

Signer's Name: Karane Fischer

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



201102020025

Skagit County Auditor

STATE OF CALIFORNIA

COUNTY OF Mariposa

)
)
)

ss.

The undersigned, being first duly sworn on oath, depose and say:

1. That GERALD D. FISCHER, individually, and on behalf of their marital community, and KARENE FISCHER, individually, and on behalf of their marital community, are the persons who made, executed, and delivered that certain Nonmerger Warranty Deed in Lieu of Foreclosure, as set forth above, conveying the following described property:

Lot 25, "CRANBERRY HEIGHTS PHASE II," as per plat recorded in Volume 17 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

2. That KARENE FISCHER is the wife of GERALD D. FISCHER.
3. That the aforesaid deed is intended to be and is an absolute conveyance of the title to the property to the Grantees named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants, as Grantors in the deed to convey, and by the deed the affiants did convey, to the Grantees therein all of their right, title, and interest absolutely in and to the property, that possession of the property has been surrendered to the Grantees;
4. That in the execution and delivery of said deed, affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;
5. That affiants believed and now believe that the consideration for said deed represents the fair value of the property;
6. That there are no unrecorded interests in the property of any kind;
7. That at the time of making the Nonmerger Warranty Deed in Lieu of Foreclosure affiants have not filed and do not intend to file within the next ninety (90) days for protection under the provisions of the United States Bankruptcy Code, 11 U.S.C. et seq.;
8. This affidavit is made for the protection and benefit of the Grantees in said deed, their successors and assigns, and all other parties hereafter dealing with or who may



201102020025

Skagit County Auditor

acquire an interest in the property, and particularly for the benefit of any title company that may hereafter insure the title to the property;

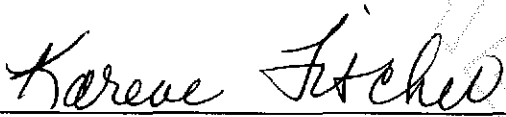
9. That the affiants will testify, declare, depose, or certify before any competent tribunal, officer, or persons, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

We declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated and signed this 19th day of January, 2011,
in Mariposa County, California.

GRANTORS:


GERALD D. FISCHER


KARENE FISCHER

(acknowledgements follow)



201102020025
Skagit County Auditor

2/2/2011 Page

5 of

6 10:33AM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

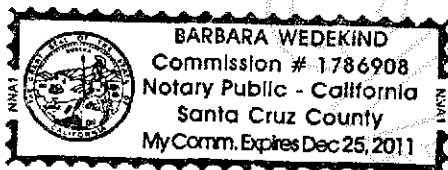
CIVIL CODE § 1189

State of California

County of Santa Cruz

On Jan. 19, 2011 before me, Barbara Weckind, Notary Public

personally appeared Gerald D. Fischer & Karane Fischer



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Non-Mortgage Warranty Deed in lieu of foreclosure

Document Date: January 19, 2011

Number of Pages: 6

Signer(s) Other Than Named Above: [Signature]

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald D. Fischer

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: Karane Fischer

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



201102020025

Skagit County Auditor