

After recording, return to:

Landerholm, PS  
P.O. Box 1086  
Vancouver, WA 98666

Tax Lot . 02 05 19 0 0 0140 00  
04

Space Above for Recording Information Only

**NON-MERGER DEED IN LIEU OF FORECLOSURE**

GRANTOR, RONNIE JOE TURNER, for valuable consideration, bargains, sells, and conveys, to GRANTEE, DAVID KOTEEN, the following described real estate, situated in the County of Skamania, State of Washington:

The Southeast quarter of the Northeast quarter of the Northeast quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Skamania County Assessor  
Date 5-13-13 Parcel# 2-5-19-104

This Deed is an absolute conveyance of title in effect as well as in form, and is not intended as a Mortgage, Deed of Trust, Trust conveyance or security of any kind. The consideration therefore is good and valuable consideration. The Grantee by accepting and recording this Deed does not intend a merger of his interest under that certain Deed of Trust dated June 14, 2006, and recorded on June 16, 2006, of the Mortgage Records of Skamania County, Washington, under Auditor's File No. 2006161969, with beneficiary interest as assigned to David Koteen under Auditor's File No. 2008171503, with fee title herein conveyed, and it is the intention of the parties that the property above-described shall remain

**REAL ESTATE EXCISE TAX**

**NON-MERGER DEED IN LIEU  
OF FORECLOSURE - 1**  
Doc 686753

30077  
MAY 14, 2013

PAID Exempt  
*Timothy O. Todd*  
SKAMANIA COUNTY TREASURER

subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property until released by Grantee.

By recording this Deed, Grantee agrees that he shall not hereafter attempt to collect from Grantor any portion of the balance due upon the Promissory Note secured by the Deed of Trust referred to herein; however if junior liens must be foreclosed, the balance due on the Note shall not be deemed cancelled or satisfied for the purposes of enforcing the Deed of Trust against the subject real property. Grantor waives, surrenders, conveys and relinquishes any equity of redemption and statutory right of redemption concerning the real property and Deed of Trust referred to herein.

The statements and representations made by Grantor herein are being made not only for the benefit of the Grantee, but also for the benefit of any title insurance company which has been requested or may be requested to insure title to the subject real property in reliance thereon.

Grantor shall vacate the premises no later than midnight on June 30, 2013 and remove her personal belongings. Anything remaining on the premises on that date shall be considered abandoned. Grantee shall be entitled to expedited judicial process ex parte for removal should Grantor be unable to vacate on that date. Grantor shall indemnify and hold Grantee harmless from any injuries or damage incurred during the period of holding over on the subject real property.

DATED this 3<sup>RD</sup> day of May, 2013.

  
RONNIE JOE TURNER

**NON-MERGER DEED IN LIEU  
OF FORECLOSURE - 2**  
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**NON-MERGER DEED IN LIEU  
OF FORECLOSURE - 3**  
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