

AFTER RECORDING RETURN TO:

David D. Buck
Riddell Williams P.S.
1001 Fourth Avenue, Suite 4500
Seattle, WA 98154

REAL ESTATE EXCISE TAX

30457
DEC 23, 2013

PAID Exempt
Judith Johnson Deputy
SKAMANIA COUNTY TREASURER

144114
Document Title: Deed in Lieu of Foreclosure

Reference Numbers of Related Documents: File Nos: 88316 and 88326,
Auditor's No: 140012, book 205, p. 536
2010176066
2009174608
2009174609

Grantor: World Steward, a Washington non-profit corporation

Grantee: The Bullitt Foundation, a Washington non-profit corporation

Abbreviated Legal Description: Parcel I: NE ¼ of NW ¼ of NW ¼ of NE ¼ and NE ¼ of NE ¼ except East 655 feet, Section 25, Township 3 N, Range 9 E, Skamania County, WA
Parcel II: SE ¼ of Section 24, Township 3 N, Range 9 E, Skamania County, WA

Full Legal Description: See Exhibit A pg 4

Assessor's Parcel No.(s): 030925 0 0 0100 00

Skamania County Assessor
Date 12-23-13 Parcel# 03-09-25-0-0-0100-00
+ 03-09-25-0-0-0100-03
Jm

DEED IN LIEU OF FORECLOSURE

In lieu of foreclosure, WORLD STEWARD, a Washington non-profit corporation ("Grantor") hereby conveys and warrants to THE BULLITT FOUNDATION ("Grantee"), certain real property situated in Skamania County, State of Washington, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all improvements and appurtenances thereto and all after acquired title and interest of Grantor, all subject only to the encumbrances thereon described in Exhibit B attached hereto and incorporated herein by reference.

This conveyance is made, and this Deed is delivered to Grantee, pursuant to that certain Deed in Lieu of Foreclosure Agreement dated November 1, 2013, between Grantee and Grantor, and that Release of Claims, in which the parties agreed to settle and resolve all claims and defenses at issue pertaining to that certain Amended and Restated Promissory Note No. 13 executed by Borrower and dated January 1, 2012 (the "Loan"), and that Deed of Trust executed by Borrower dated December 29, 2000, and recorded on December 29, 2000, under Auditor's No. 140012, Book 205, Page 536, records of Skamania County, Washington, to secure the Note for the benefit of Grantee and which encumbers the Land (the "Deed of Trust").

It is the intention of Grantor and Grantee herein that there shall be no release of the lien of the Deed of Trust, nor merger of Grantee's title to the Land and the lien of the Deed of Trust, which title and lien shall be and remain at all times separate and distinct. Grantor and Grantee intend that the lien of the Deed of Trust shall continue in full force and effect as an encumbrance on the property therein described, senior to any and all intervening and subsequent encumbrances.

Grantor acknowledges and agrees that the acceptance by Grantee of this Deed shall not create any obligations on the part of Grantee in favor of third parties that have claims of any kind whatsoever against Grantor with respect to the Land and that Grantee does not assume or agree to discharge any liabilities pertaining to the Land that occurred or accrued prior to Grantee's acceptance of this Deed.

DATED as of November 1, 2013.

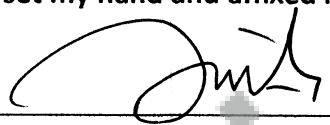
World Steward, a Washington non-profit corporation

By: Henry H Patton
Name: HENRY H PATTON
Title: Chairman

Oregon)
STATE OF ~~WASHINGTON~~)
COUNTY OF Hood River) ss.

On this 5 day of November, 2013, before me personally appeared Henry Howard Patton, to me known to be the Grantor of WORLD STEWARD, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Signature

Anik Suprapti

Print/Type Name

Notary Public in and for the State of Washington,

Residing at Hood River, OR

My commission expires Oregon

May 18, 2015



Exhibit A

Legal Description

PARCEL I

The Northeast quarter of the Northwest quarter, the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northeast quarter, except the East 655 feet of the Northeast quarter of the Northeast quarter, all in Section 25, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING:

That portion conveyed to Robert G. Estey and Thelma J. Estey under Auditor's File No. 117836 in Book 139, page 236.

That portion conveyed to Skamania County by instrument recorded July 28, 1936 in Book Y page 580

PARCEL II

That portion of the following described property lying South of the center line of Cook Underwood Road.

The Southeast quarter of Section 24, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM THE FOLLOWING:

1. That portion conveyed to Skamania County by instrument recorded July 28, 1936 in Book Y page 580.
2. That portion conveyed to Skamania County by instrument recorded February 19, 1957 in Book 43, page 188. Also recorded April 6, 1970 in Book 61, page 555. Also recorded February 4, 1970 in Book 61, page 486.
3. The East half of the East half of the Southeast quarter of the Southeast quarter of Section 24.
4. That portion lying within King Road and Cook Underwood Road.

Skamania County Assessor

Date 12-23-13 Parcel# 03-09-25-0-0-0100-00
↓ 03-09-25-0-0-0100-03

JM

Exhibit B

Exceptions

Exceptions of record as shown in that Litigation or Trustee's Sale Guarantee, Policy No. ZB 223920 dated July 15, 2013, and issued by Old Republic National Title Insurance Company through Clark County Title.

Unofficial
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