

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33311
JUN 25 2018

AFTER RECORDING MAIL TO:

KIM CARTER
29901 NW 51st Avenue
Ridgefield, WA 98642

PAID EXEMPT
Stacey John Depue
SKAMANIA COUNTY TREASURER

GRANTOR(S): WILLIAM A. BEHRENS, 2305 COLUMBIA BUILDING, L.L.C. CL 10652
GRANTEE(S): PENSICO TRUST COMPANY, CUSTODIAN FBO DONALD E. WRIGHT, IRA #WR1AA
Reference.: 2006160883
LEGAL DESCRIPTION (abbreviated): LOT C-27, PLAT OF RELOCATED NORTH BONNEVILLE
ASSESSOR'S TAX PARCEL ID#: 02 07 20 1 3 4400 00

DEED IN LIEU OF FORECLOSURE

WILLIAM A. BEHRENS, the only Member and/or Manager of 2305 COLUMBIA BUILDING, L.L.C., an administratively dissolved Washington limited liability company, (hereinafter "Grantor"), in lieu of foreclosure, hereby conveys and quitclaims to PENSICO TRUST COMPANY, CUSTODIAN FBO DONALD E. WRIGHT, IRA #WR1AA, (hereinafter "Grantee"), Beneficiary under that Deed of Trust recorded March 17, 2006 under Auditor's File No. 2006160883, records of Skamania County, Washington, the following described real property (hereinafter "the Property"):

LOT C-27, PLAT OF RELOCATED NORTH BONNEVILLE-CBD, SHEET 8 OF 10
SHEETS, RECORDED IN BOOK "B" OF PLATS, PAGE 14, UNDER SKAMANIA
COUNTY FILE NO. 84429, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Grantee shall not be deemed to have accepted this deed until and unless Grantee causes this deed to be recorded.

The true consideration for this instrument is Grantees' agreement not to pursue foreclosure and other legal rights against Grantor in any action on the Deed of Trust or other obligations secured thereby.

Grantor hereby waives, surrenders, conveys and relinquishes any rights of any kind in and with respect to the Property. Grantor is not acting under any misapprehension as to the legal effect of this instrument, or under any duress, undue influence, or misrepresentation of Grantee, its agent, its attorney, or any other person. Grantor has negotiated the terms of this conveyance with Grantee at arm's length and, at Grantor's sole discretion, with advice of independent counsel. Grantor agrees that Grantee shall retain all payments that have been made on the obligation. Grantee does 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 Grantee, its successors and assigns, and all parties hereafter dealing with, or who may acquire an interest in, the Property, and shall bind the respective heirs, executors, administrators, assigns, and successors in interest of Grantor.

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Deed in Lieu of Foreclosure--Page 1

Skamania County Assessor JM
Date 6-25-18 Doc# 02072013440000

Dated: June 12th, 2018.

2305 COLUMBIA BUILDING, L.L.C.

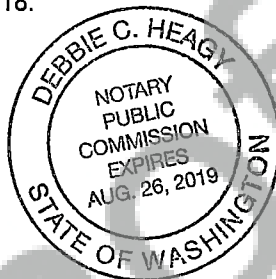
William A. Behrens
WILLIAM A. BEHRENS

William A. Behrens
by WILLIAM A. BEHRENS, its only Member or Manager

STATE OF WASHINGTON }
COUNTY OF Asotin } ss

I certify that I know or have satisfactory evidence that WILLIAM A. BEHRENS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 12, 2018.

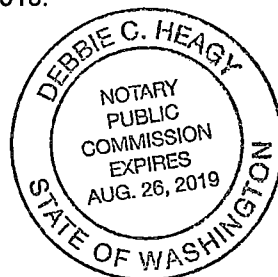


Debbie C. Heagy
Notary Public in and for the State of Washington
Residing at Clarkston, WA
My appointment expires: 8/26/2019

STATE OF WASHINGTON }
COUNTY OF Asotin } ss

I certify that I know or have satisfactory evidence that WILLIAM A. BEHRENS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the only Member or Manager of 2305 COLUMBIA BUILDING, L.L.C. to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated: June 12, 2018.



Debbie C. Heagy
Notary Public in and for the State of Washington
Residing at Clarkston, WA
My appointment expires: 8/26/2019