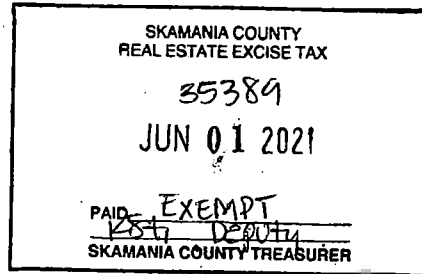




After recording, return to:

REGAN BAIL BONDS, INC.
612 W. Evergreen Blvd.
Vancouver, WA 98660



DL
Tax Lot ~~03-08-29-3-1-124-000~~ 03082931012400 DL Space Above for Recording Information Only
Abbrev. Legal: Lot 27, Wind River Estates, Book B, Page 90

NONMERGER DEED IN LIEU OF FORECLOSURE AND ESTOPPEL

THE GRANTOR, KENNETH MATHANY, a single person, for valuable consideration, bargains, sells, and conveys, to REGAN BAIL BONDS, INC., GRANTEE, his full right, title and interest in and to the following described real estate, situated in the County of Skamania, State of Washington:

Lot 27 of the WIND RIVER ESTATES SUBDIVISION, according to the recorded Plat thereof, recorded in Book "B" of Plats, Page 90, in the County of Skamania, State of Washington.

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 is good and valuable consideration. As of the date of this Deed, Grantor believes the amount of debt secured by the Deed of Trust and other liens equals or exceeds the fair and reasonable value of the property. This Deed is given in lieu of Grantee beginning a foreclosure, and the result of negotiations between Grantor and Grantee.

In addition to the interest in the real estate, by this Deed Grantor also hereby transfers, assigns and conveys to Grantee any right, title and interest Grantor may have pertaining to the real property including, but not limited to, plans, permits, applications, drawings, reports, studies, approvals, or entitlements.

The Grantee, by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated July 6, 2016, and recorded April 18, 2017, under Auditor's File No. 2017000787, records of Skamania County, Washington, with fee title
Skamania County Assessor

DEED IN LIEU OF FORECLOSURE - 1


Date 6/1/21 Parcel# 3-8-29-3-1-124
DL

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.

By recording this Deed, the Grantee agrees that it shall not hereafter attempt to collect from the 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.

Grantor affirms he is not acting under any misapprehension as to the effect of this Deed, and by his signature below represents he is acting freely and voluntarily, and not under coercion or duress. At the time of making said Deed the undersigned acknowledges that the indebtedness above mentioned, plus all prior encumbrances, taxes and insurance due represents a fair value of the Property so deeded; that said Deed was not given as a preference against any other creditors; that the undersigned is solvent and has no other creditors whose rights would be prejudiced by such conveyance; that Grantor is not obligated upon any bond or other mortgage or deed of trust whereby any lien has been created or exists against the Property; and that in offering to execute the aforesaid Deed to the Grantee, and in executing the same, Grantor is not acting under any misapprehension as to the effect hereof, nor under any duress, undue influence, or misrepresentation by the Grantee or the agent or attorney of the Grantee; and by said Deed does convey to the Grantee herein all right, title and interest absolutely in and to the Property described herein.

The statements and representations made by Grantor herein are being made not only for the benefit of the Grantee and any subsequent owner, 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.



Date



KENNETH MATHANY

STATE OF WASHINGTON)
) ss.
County of CLARK)

I certify that I know or have satisfactory evidence that KENNETH MATHANY is the person who appeared before me, and he acknowledged that he signed this instrument and

acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 5/25/21, ~~3/18/2021~~

William G. Ludahl
NOTARY PUBLIC for the State of Washington,
Residing in the County of CLARK
My Commission Expires: 1-19-22

