

611003965

Fidelity National Title



201011040610 3 PGS
11/04/2010 01:31:32 PM \$64.00
PIERCE COUNTY, WASHINGTON

When-recorded, return to:

Robert G. Casey
Eisenhower & Carlson, PLLC
1201 Pacific Avenue, Suite 1200
Tacoma, WA 98402

Document Title: Deed in Lieu of Foreclosure
Grantor: Mavrik Enterprises, Inc.
Grantee: Kitsap Bank
Legal Descr.: Lot 2 of Pierce County Short Plat Number 8012120185
Reference No.: 200703300404
Tax Parcel Nos.: 0618046007

DEED IN LIEU OF FORECLOSURE

Grantor, Mavrik Enterprises, Inc, a Washington corporation, in good faith and for valuable consideration, transfers, conveys, and warrants to Kitsap Bank, a Washington banking corporation, the following described real property situated in Pierce County, Washington and any and all improvements and fixtures thereon:

PLEASE SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This Deed in Lieu of Foreclosure is an absolute conveyance and Grantor declares that this conveyance is freely and fairly made, that there are no agreements, oral or written, other than provided in the Estoppel Affidavit of equal date herein and this Deed in Lieu of Foreclosure between Grantor and Grantee, with respect to the conveyance contemplated herein.

Grantor, by tendering this Deed in Lieu of Foreclosure and Grantee, by accepting and recording this Deed in Lieu of Foreclosure, do not intend a merger of the interests under those certain Deed of Trust dated March 26, 2007, and recorded on March 30, 2007, under Pierce County Auditor's Recording No. 200703300404, and any and all modifications thereto ("Deed of Trust") with the fee title herein conveyed, and it is the intention of Grantor and Grantee that the property above-described shall remain subject to the above-referenced Deed of Trust, which lien, in the amount of the outstanding note, shall remain on the subject property.

Grantor transfers and assigns to Grantee all right, title, and interest that Grantor may now have, or hereafter acquire, in: (a) any property tax appeals pending as of the date of this deed pertaining to the Property; (b) any right to appeal the valuation of the Property for property tax purposes for the time periods both before and after the date of this deed; (c) the right to receive any tax refunds arising from any such appeals described above; and (d) all tangible and intangible rights.

For reference only, not for re-sale.

11/04/2010 01:18:21 PM KYOHN 4247855 2 PGS
EXCISE COLLECTED: \$0.00 PROC FEE: \$5.00
AUDITOR
PIERCE COUNTY, WA TECH FEE: \$5.00

64

related to the Property, including, without limitation, the right of possession, entitlements, drawings, rentals, permits, easements, and equity of redemption in and to said Property, any and all contracts, including construction, engineers' and architects' contracts, plans, specifications, contract rights, agreements, leases, commitments, approvals, insurance policies, bonds and bonding agreements, all correspondence with suppliers, booklets, manuals, advertisements, service contracts, utility contracts, materials, rebates, refunds, permits, latecomers' fees, preliminary title commitments, title insurance, title endorsements, environmental studies or test, environmental permits or rights, purchase and sale agreements, entitlements, architects' and engineers' plans and specifications, drawings, surveys, guarantees, warranties, telephone exchange numbers, surveys, maps, and all licenses and other governmental permits and permissions related in any way to the Property and the operation thereof, and all other instruments of every kind to which Grantor is a party or in which Grantor has rights with respect in any way to the Property.

DATED this 15th day of September, 2010.

GRANTOR:

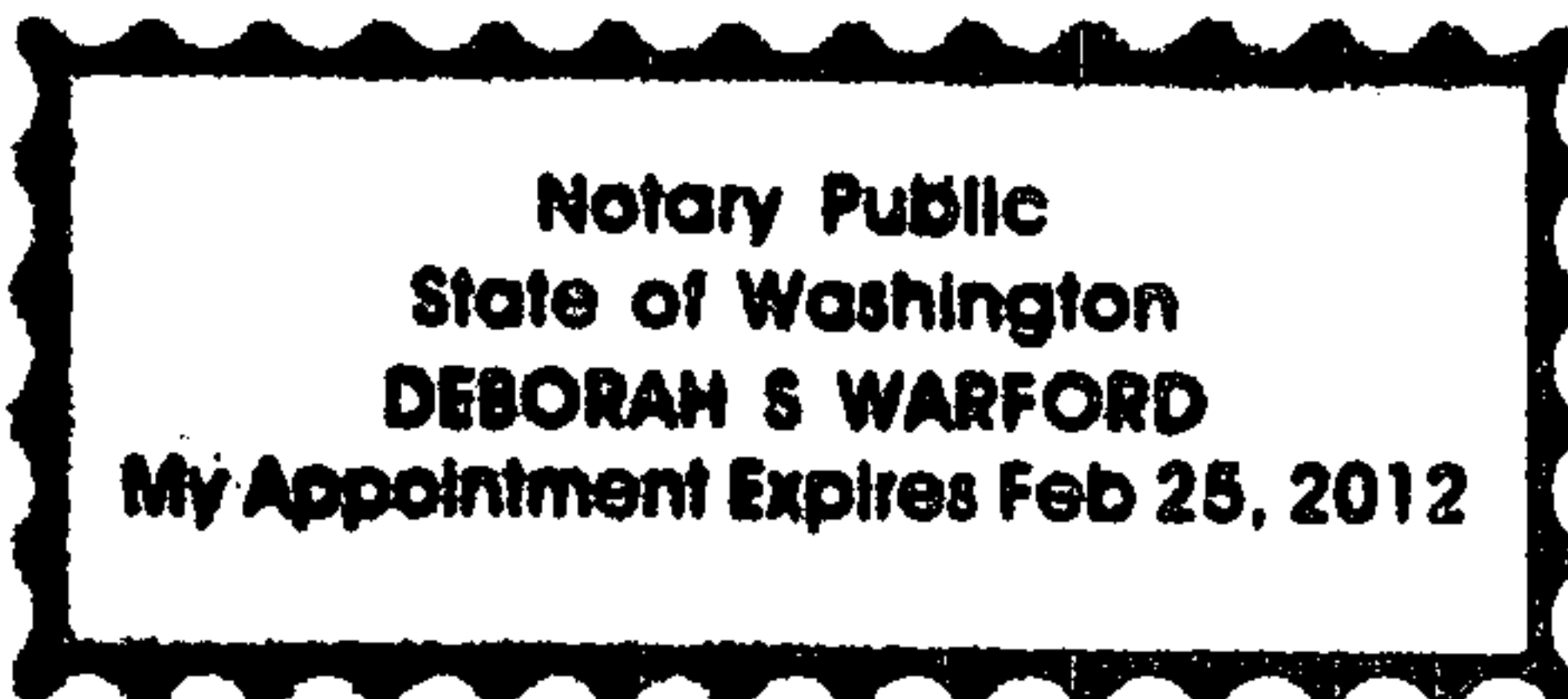
MAVRIK ENTERPRISES, INC.

By:

Joseph E. Mills
Joseph E. Mills, President

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 15th day of September, 2010, I certify that I know or have satisfactory evidence that Joseph E. Mills is the persons who appeared before me, and said persons acknowledged that they signed this instrument as President of Mavrik Enterprises, Inc., and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.



Deborah S. Warford
Printed Name: Deborah S. Warford
NOTARY PUBLIC in and for the State of
Washington, residing at: Enumetaaw
My commission expires: 2/25/12

For reference only, not for re-sale.

EXHIBIT A

LOT 2 OF PIERCE COUNTY SHORT PLAT NUMBER 8012120185, RECORDED
DECEMBER 12, 1980 IN PIERCE COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE ABANDONED RAILROAD
RIGHT OF WAY ADJOINING THE HEREIN DESCRIBED PROPERTY.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.