

3510525
10/30/2014 04:28:27 PM
Deed ROBERT TERSHEL 77 00
Cowlitz County Washington

Pages: 6



Return Address:

Robert Tershel
5933 SW Ralston Dr
Portland, OR 97239

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S
INDEXING FORM (Cover Sheet)
(RCW 65.04)

Please print or type information

Document Title(s) (or transactions contained therein): 1. Grant Deed in Lieu of Foreclosure 2. 3. 4.	
Reference Number(s) of Documents assigned or released: → 3469978 Additional reference #'s on page ____ of document. →	
Grantor(s) (Last name first, then first name and initials) 1. Dan Class, Class Development, Class Development 2. DW Inc., Dan Class, et al 3. 4. <input type="checkbox"/> Additional names on page ____ of document.	
Grantee(s) (Last name first, then first name and initials) 1. Kalama View Properties LLC 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document.	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lots 1-5, 7-10 and lot 12, The View Subdivision <input type="checkbox"/> Additional legal is on page ____ of document.	
Assessor's Property Tax Parcel/Account Number WC2503021 WC2503023 WC2503022 WC2503032 <input type="checkbox"/> Assessor Tax # not yet assigned.	
WC2503028	WC2503024
WC2503029	WC2503025
WC2503030	WC2503027
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

Received \$ **EXEMPT** Excise Tax Levied
Pursuant to Chap. 11, Laws Ex. 1951

OCT 30 2014

Aff No **143210** *Document*
Cowlitz County Treasurer Kathy Hanks

GRANT DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that DAN CLASS, ALSO SHOWN AS RECORD AS DANIEL D. CLASS, AND CLASS CLASS DEVELOPMENT NW, INC., A Washington Corporation ("Grantor(s)"), for \$10.00 and other valuable consideration, receipt of which is hereby acknowledged does HEREBY GRANTS TO:

KALAMA VIEW PROPERTIES, LLC and its successors or assigns ("Grantee")
the real property situated in the County of COWLITZ, State of WASHINGTON, more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by, DAN CLASS, CLASS DEVELOPMENT, CLASS DEVELOPMENT NW INC, DAN CLASS, et al, ROBERT CLASS, and, ANY OTHER AND ALL DAN CLASS business entities, as Grantor(s), Stewart Title Company, as Trustee and Robert Tershel, the Beneficiary, which was recorded on December 20, 2012, as Instrument No. 3469978, in the official records of Cowlitz County, Washington, and thereafter assigned to KALAMA VIEW PROPERTIES, LLC by the Assignment recorded on _____, as Instrument No. _____ in the official records of Cowlitz County, Washington.

Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated: October 11, 2014

By: 

Class Development NW, Inc.
By: Dan Class aka Daniel D. Class, its President

STATE OF NV)
) SS.
COUNTY OF CLACK)

On OCT 11, 2014, before me, DIANE TULLI,

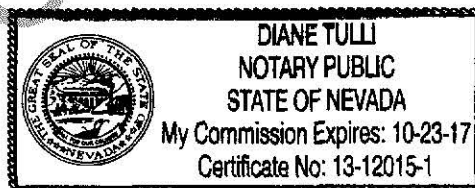
Notary Public, personally appeared Dan Class, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diane Tulli

Unofficial Copy



**ESTOPPEL AFFIDAVIT
Deed in Lieu of Foreclosure**

STATE OF _____)
) SS.
COUNTY OF _____)

DAN CLASS, of legal age, being first duly sworn, deposes and says:

I am the identical party who made, executed, and delivered or is about to make, execute and deliver a deed to KALAMA VIEW PROPERTIES, LLC, conveying the following described property:

SEE LEGAL DESCRIPTION AS EXHIBIT A BELOW

The deed is intended to be an absolute conveyance of the title to the property, and is not intended as a mortgage, trust conveyance, or security of any kind. It is my intention to convey to the grantee all right, title, and interest to the property.

Possession of the property has been surrendered to the grantee.

In executing and delivering the deed, I am not under any misapprehension as to the effect thereof, and has acted or will act freely and voluntarily and not under coercion or duress.

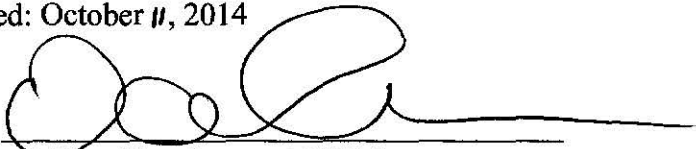
The consideration for the deed is payment to me of the sum of \$10.00, by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by a deed of trust on the property executed by DAN CLASS, CLASS DEVELOPMENT, CLASS DEVELOPMENT NW INC, DAN CLASS, et al, ROBERT CLASS, and, ANY OTHER AND ALL DAN CLASS business entities, as Grantor(s), Stewart Title Company, as Trustee and Robert Tershel, the Beneficiary, which was recorded on December 20, 2012, as Instrument No. 3469978, in the official records of Cowlitz County, Washington, and thereafter assigned to KALAMA VIEW PROPERTIES, LLC by the Assignment recorded on _____, as Instrument No. _____ in the official records of Cowlitz County, Washington.

I believe that the consideration represents the fair value of the property.

This affidavit is made for the protection and benefit of the grantee, the grantee's successors and assigns, and all other parties subsequently dealing with or who may acquire an interest in the property, and for the benefit of all title insurance companies that insure title to the property.

I declare under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct.

Dated: October 11, 2014

By: 

Class Development NW, Inc.
By: Dan Class aka Daniel D. Class, its President

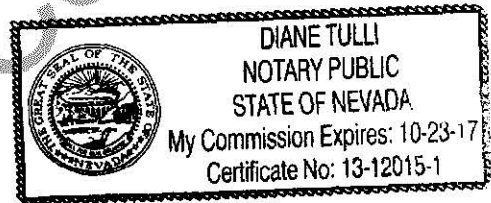
STATE OF NV.)
) SS.
COUNTY OF CLARK)

On Oct. 11, 2014, before me, DIANE TULLI,
Notary Public, personally appeared Dan Class, who proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diane Tulli



Unofficial Copy

EXHIBIT A

LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 AND 12, THE VIEW RURAL SUBDIVISION, AS RECORDED IN VOLUME 14 OF PLATS, PAGES 44 AND 45, RECORDS OF COWLITZ COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 12 CONVEYED TO GARTH F. ULLAKKO, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 3390736.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

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