



200609010115

Skagit County Auditor

9/1/2006 Page 1 of 3 12:50PM

AFTER RECORDING MAIL TO:


Name HEDA ACEVEDOU / ROUTH CRABTREE OLSEN, PS

Address P.O. BOX 4143

City/State BELLEVUE, WA 98009-4143

Document Title(s): (or transactions contained therein)

- 1. ESTOPPEL AFFIDAVIT
- 2.
- 3.
- 4.



First American Title Insurance Company

FIRST AMERICAN TITLE CO.

88778-2

(this space for title company use only)

Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

- 1. LYNNE PECK
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1.
- 2. ESTATE OF JOAN D. SCALLION, DECEASED
- 3.
- 4.
- 5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 24, Block 0, Cape Horn on the Skagit, Division No. 2

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P63465

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ESTOPPEL AFFIDAVIT

STATE OF Washington)
COUNTY OF Skagit) ss.

Lynne Peck, Personal Representative for the Estate of Joan D. Scallion, deceased, being first duly sworn, deposes and states:

That she is the party who made, executed, and delivered that certain statutory warranty deed to Wells Fargo Home Mortgage, Inc., dated 8-10-06, conveying the following described property ("Property") in Skagit County, Washington:

Lot 24, Block O, "CAPE HORN ON THE SKAGIT DIVISION NO. 2," as per Plat recorded in Volume 9 of Plats, Pages 14 through 19, inclusive, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Commonly known as: 41982 Pine Street, Sedro Woolley, WA 98284

That the aforesaid deed is intended to be and is an absolute conveyance of the title to the premises to the grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in the deed to convey, and by the deed the affiant did convey, to the grantee therein all her right, title, and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

That in the execution and delivery of the deed, affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

Consideration for the deed is payment to affiants of the sum of \$ -0- by grantee, and a covenant not to sue to enforce the promissory note dated December 3, 2003, and foreclose the deed of trust on the property executed by Joan D. Scallion, a single person, grantor to Pacific Northwest Title, as trustee, for Wells Fargo Home Mortgage, Inc. as beneficiary, dated December 3, 2003 and recorded under Auditor's No. 200312050167 Official Records of Skagit County, State of Washington; that at the time of making the deed, affiant believed and now believes that this consideration represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of First American Title Insurance Company 1301 - B Riverside Drive, Mount Vernon, WA 98273 which is about to insure the title to the property in reliance thereon, and any other title company that may hereafter insure the title to the property;



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That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Lynne Peck

Lynne Peck, Personal Representative for the Estate of Joan D. Scallion

Dated: 8-10-06

STATE OF Illinois)
COUNTY OF Will) SS.

I certify that I know or have satisfactory evidence that Lynne Peck is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

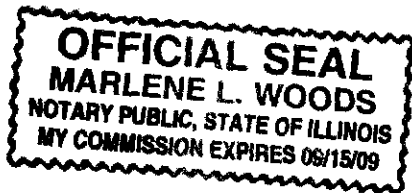
DATED this 10 day of August, 2006

Marlene L. Woods

Notary Public in and for the State of

Illinois
Residing at New Jersey, Ill.

My commission expires: 9-15-09



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