

Recording requested by:  
Quality Loan Service Corp. of Washington  
2141 5th Avenue  
San Diego, CA 92101



201205140138  
Skagit County Auditor

5/14/2012 Page 1 of 4 3:40PM

When recorded mail to:  
3Point Asset Management  
7505 Irvine Center Dr  
Irvine, CA 92618

TS No.: **WA-11-481353-SH**  
APN No.: **P56462**  
Order No.: **120079923**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY GRANT DEED IN LIEU OF FORECLOSURE

The Grantee herein is the Beneficiary

The Documentary Transfer Tax is **\$0.00**

1. The amount of the unpaid debt, together with cost, was **\$939,783.69**  
The amount paid by the Grantee over and above the unpaid debt was **\$0.00**  
Said property is in the city of **ANACORTES, WA**

Michelle Bond  
Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOHN E. PROSSER AND SHARRON S. PROSSER, HUSBAND AND WIFE**

HEREBY WARRANTS & CONVEYS TO: **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I** and to his/her successors and assigns the following described real property in the County of **SKAGIT** State of **WA**, described as:

**LOTS 18, 19 AND 20, BLOCK 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY ABUTTING THEREON, WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW**

Property is purported to be: **404 2ND ST, ANACORTES, WA 98221-1604**

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 grantee 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 **JOHN E. PROSSER AND SHARRON S. PROSSER, HUSBAND AND WIFE**, as Trustor(s), **NORTHWEST TRUSTEE SERVICES LLC**, as Trustee, and **WELLS FARGO BANK, N.A., A NATIONAL ASSOCIATION** the Beneficiary; which was recorded on **7/11/2007**, as Instrument No. **200707110087** in the Official Records of **SKAGIT** County, **WA**, and thereafter assigned to **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I** by the assignment recorded on **03/06/2012**, as Instrument No. **201203060036**, in the Official Records of **SKAGIT** County, **WA**.

**"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"**

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

Dated: 4/17/12

By: [Signature]  
JOHN E. PROSSER

By: [Signature]  
SHARRON S. PROSSER

State of: Washington  
County of: Skagit

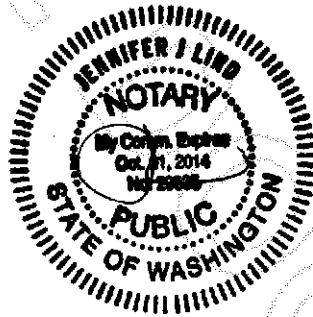
Sharron S. Prosser

On this day 4/17/12, personally appeared before me John E. Prosser and, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of April, 20 12.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Signature



20121356  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 14 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By AF Deputy



201205140138  
Skagit County Auditor

EXHIBIT A

ESTOPPEL AFFIDAVIT

State of: WASHINGTON  
County of: SKAGIT

**JOHN E. PROSSER AND SHARRON S. PROSSER**, declare the following:

**JOHN E. PROSSER AND SHARRON S. PROSSER** are the same parties that executed and delivered the certain Grant Deed to **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I**, on the same date as this document, which conveyed the interest in real property commonly known as: **404 2ND ST, ANACORTES, WA 98221-1604** and described as follows:

**LOTS 18, 19 AND 20, BLOCK 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY ABUTTING THEREON, WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW**

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

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 grantee 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 **JOHN E. PROSSER AND SHARRON S. PROSSER, HUSBAND AND WIFE**, as Trustor(s), **NORTHWEST TRUSTEE SERVICES LLC**, as Trustee, and **WELLS FARGO BANK, N.A., A NATIONAL ASSOCIATION** the Beneficiary; which was recorded on 7/11/2007, as Instrument No. **200707110087** in the Official Records of **SKAGIT County, WA**, and thereafter assigned to **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I** by the assignment recorded on 03/06/2012, as Instrument No. **201203060036**, in the Official Records of **SKAGIT County, WA**.

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I**, its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;


That in the execution and delivery of said Grant Deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and

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

Dated: 4/17/12

By:   
JOHN E. PROSSER

By:   
SHARRON S. PROSSER

State of: Washington  
County of: Skagit

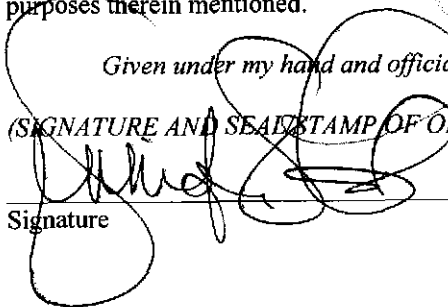
Sharron S. Prosser

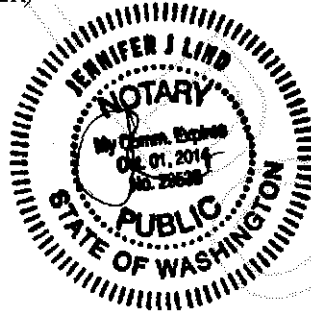
On this day 4/17/12, personally appeared before me John E. Prosser and, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of April, 2012.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Signature





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Skagit County Auditor