



201210310011
Skagit County Auditor

10/31/2012 Page 1 of 5 9:06AM

WHEN RECORDED RETURN TO:

Kim Alfreds
c/o John Hawes
5711 Barrett Road
Ferndale, WA 98248

LAND TITLE OF SKAGIT COUNTY

144092-00e

Document Title: Estoppel Affidavits of Leldon Dale King, II and Kim Alfreds
Reference #:
Grantor: Leldon Dale King, II and Kim Alfreds
Grantee: Kim Alfreds
Legal Description (abbreviated): Parcel A Lot 6, Blk 22, City of Anacortes
Parcel B Lots 1 & 2, Blk 9, Woolley, the Hub of Skagit Co.
Additional legal on: Exhibit "A"
Assessor's Parcel Number: P54994/3772-022-006-008, P77501/4177-009-002-0008

ESTOPPEL AFFIDAVITS OF LEDDON DALE KING, II AND KIM ALFREDS

LEDON DALE KING, II, being first duly sworn on oath, states as follows:

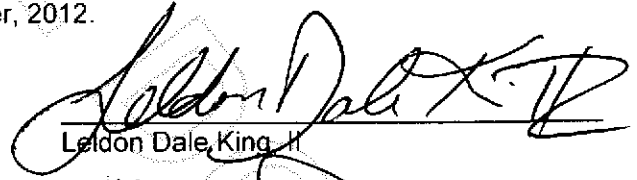
1. That he a member of Savvy Investments, LLC which has a current address of 911 6th Street, Anacortes, Washington 98221.
2. That Savvy Investments, LLC is the identical party who made, executed, and delivered, as Grantor, that certain Non-Merger Warranty Deed in Lieu of Foreclosure, dated the 17 day of October, 2012, to Kim Alfreds, an individual whose current address is c/o John Hawes, 5711 Barrett Road, Ferndale, Washington 98248, as Grantee, conveying the real property described in Exhibit "A" attached to this Estoppel Affidavit and made a part hereof as if fully set forth herein.
3. That the aforesaid Non-Merger Deed in Lieu of Foreclosure is intended to be and is an absolute conveyance of the title to said premises to the Grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that is was the intention of Savvy Investments, LLC, as Grantor in said Deed, to convey, and by said Deed Savvy Investments, LLC did convey, to the Grantee therein all its right, title and interest absolutely in and to said premises; and that possession of said premises has been surrendered to the Grantee.
4. That in the execution and delivery of said Deed, Savvy Investments, LLC was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress.

5. That the true and actual consideration for said Deed is the agreement of the Grantee to accept the delivery of said Deed as the full and unconditional release and cancellation of all debts, liabilities, obligations, costs and charges owed by Savvy Investments, LLC to the Grantee on a certain Promissory Note with Savvy Investments, LLC as Borrower or maker, and the Grantee as Lender or payee, dated August 4, 2008, in the original principal amount of Three Hundred Fifty Thousand and no/100 Dollars (\$350,000.00), which Promissory Note is secured by that certain deed of Trust dated August 4, 2008, with Savvy Investments, LLC, a Washington limited liability company, as Grantor, and Kim Alfreds as Lender and Beneficiary, and Land Title Company of Skagit County as Trustee, which Deed of Trust was recorded August 4, 2008, as Instrument No. 200808060075, Official Records of the County Auditor, Skagit County, Washington.

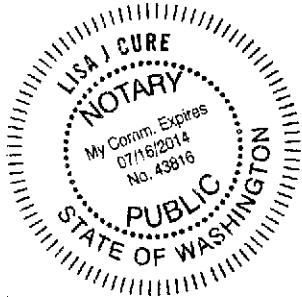
6. That this Estoppel Affidavit is made for the protection and benefit of the Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of Land Title Company of Skagit County which is about to insure the title to said property in reliance thereon, and any other Title Company which may hereafter insure the title to said property.

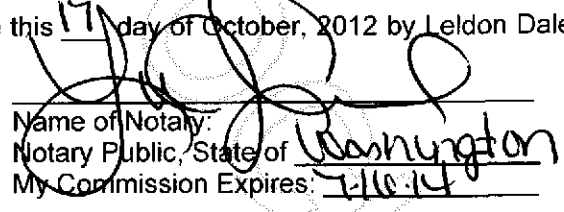
7. That Affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the trust of the particular facts hereinabove set forth.

DATED this 17 day of October, 2012.


Leldon Dale King II

II. Subscribed and sworn to before me this 17 day of October, 2012 by Leldon Dale King,




Name of Notary: _____
Notary Public, State of Washington
My Commission Expires: 7-16-14



KIM ALFREDS, being first duly sworn on oath, states as follows:

1. That he a member of Savvy Investments, LLC which has a current address of 911 6th Street, Anacortes, Washington 98221.

2. That Savvy Investments, LLC is the identical party who made, executed, and delivered, as Grantor, that certain Non-Merger Warranty Deed in Lieu of Foreclosure, dated the _ day of October, 2012, to Kim Alfreds, an individual whose current address is c/o John Hawes, 5711 Barrett Road, Ferndale, Washington 98248, as Grantee, conveying the real property described in **Exhibit "A"** attached to this Estoppel Affidavit and made a part hereof as if fully set forth herein.

3. That the aforesaid Non-Merger Deed in Lieu of Foreclosure is intended to be and is an absolute conveyance of the title to said premises to the Grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that is was the intention of Savvy Investments, LLC, as Grantor in said Deed, to convey, and by said Deed Savvy Investments, LLC did convey, to the Grantee therein all its right, title and interest absolutely in and to said premises; and that possession of said premises has been surrendered to the Grantee.

4. That in the execution and delivery of said Deed, Savvy Investments, LLC was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress.


5. That the true and actual consideration for said Deed is the agreement of the Grantee to accept the delivery of said Deed as the full and unconditional release and cancellation of all debts, liabilities, obligations, costs and charges owed by Savvy Investments, LLC to the Grantee on a certain Promissory Note with Savvy Investments, LLC as Borrower or maker, and the Grantee as Lender or payee, dated August 4, 2008, in the original principal amount of Three Hundred Fifty Thousand and no/100 Dollars (\$350,000.00), which Promissory Note is secured by that certain deed of Trust dated August 4, 2008, with Savvy Investments, LLC, a Washington limited liability company, as Grantor, and Kim Alfreds as Lender and Beneficiary, and Land Title Company of Skagit County as Trustee, which Deed of Trust was recorded August 4, 2008, as Instrument No. 200808060075, Official Records of the County Auditor, Skagit County, Washington.

6. That this Estoppel Affidavit is made for the protection and benefit of the Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of Land Title Company of Skagit County which is about to insure the title to said property in reliance thereon, and any other Title Company which may hereafter insure the title to said property.



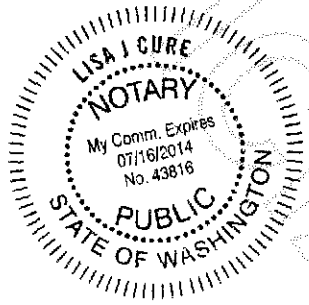
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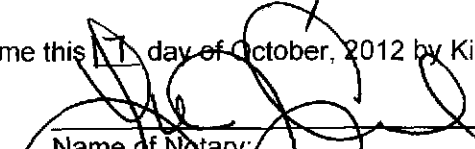
DATED this 17 day of October, 2012.



Kim Alfreds

Subscribed and sworn to before me this 17 day of October, 2012 by Kim Alfreds.





Name of Notary:
Notary Public, State of Washington
My Commission Expires: 7-16-14



Exhibit "A"
Legal Description

PARCEL "A":

Lot 6, Block 22, "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.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Lots 1 and 2, Block 9, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

