

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



201302040159
Skagit County Auditor

2/4/2013 Page 1 of 4 2:29PM

When recorded mail recordings and tax statements to:
Americas Servicing Company
1 Home Campus X2504-017
Customer Service
Des Moines, IA 50328

TS NO.: WA-11-430712-SH
ORDER#: 120359032
APN NO.: 4915-000-286

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

The amount of the unpaid debt, together with cost, was \$267,157.01

The amount paid by the Grantee over and above the unpaid debt was \$0.00

Said property is in the city of MOUNT VERNON, WA

GINA BARAJAS

Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRENT E. DOLL AND MANDY YIN MEI DOLL, HUSBAND AND WIFE who acquired title as BRENT E. DOLL WHO ALSO APPEARS OF RECORD AS BRENT DOLL AND MANDY YIN MEI DOLL, HUSBAND AND WIFE

HEREBY WARRANTS & CONVEYS TO: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS and to his/her successors and assigns the following described real property in the County of SKAGIT State of WA, described as:

SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT A

LOT 286, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property is purported to be: 5341 RAZOR PEAK DRIVE, MOUNT VERNON, WA 98273

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 BRENT E. DOLL WHO ALSO APPEARS OF RECORD AS BRENT DOLL AND MANDY YIN MEI DOLL, HUSBAND AND WIFE, as Trustor(s), NORTHWEST TRUSTEE SERVICES LLC, as Trustee, and LINEAR FINANCIAL, LP DBA QUADRANT HOME LOANS A LIMITED PARTNERSHIP, the Beneficiary; which was recorded on 4/20/2009, as Instrument No. 200904200127 in the Official Records of SKAGIT County, WA, and thereafter assigned to WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS by the assignment recorded on 10/13/2009, as Instrument No. 200910130141, in the Official Records of SKAGIT County, WA.

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: 26 DECEMBER 2012

By: *Brent E. Doll*
BRENT E. DOLL

By: *Mandy Yin Mei Doll*
MANDY YIN MEI DOLL

WITH THE ARMED FORCES

State of: _____)
County of: COMLOGWESTPAC SINGAPORE FPO AP 96534

On this day 26 DECEMBER 2012, personally appeared before me BRENT E. DOLL AND MANDY YIN MEI DOLL, 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 26th day of DECEMBER, 20 12.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Rachel B. Allen

Signature

LNC RACHEL B. ALLEN, U.S. NAVY. E-7
COMLOGWESTPAC STAFF LEGALMAN
NOTARY LAW 10 USC § 1044a
NO SEAL REQUIRED BY LAW



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013378
FEB 04 2013

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



201302040159
Skagit County Auditor

EXHIBIT "A"

ESTOPPEL AFFIDAVIT

**STATE OF: WASHINGTON
COUNTY OF: SKAGIT**

BRENT E. DOLL & MANDY YIN MEI DOLL, declare the following:

BRENT E. DOLL & MANDY YIN MEI DOLL are the same parties that executed and delivered the certain Grant Deed to **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, on the same date as this document, which conveyed the interest in real property commonly known as: **5341 RAZOR PEAK DRIVE, MOUNT VERNON, WA 98273** and described as follows:

LOT 286, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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;

That the consideration for said Grant Deed is that the 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 **BRENT E. DOLL WHO ALSO APPEARS OF RECORD AS BRENT DOLL AND MANDY YIN MEI DOLL , HUSBAND AND WIFE**, as Trustors, **NORTHWEST TRUSTEE SERVICES LLC**, as Trustee, and **LINEAR FINANCIAL, LP DBA QUADRANT HOME LOANS A LIMITED PARTNERSHIP**, the Beneficiary, which was recorded on **4/20/2009**, as Instrument No. **200904200127** in the Official Records of **SKAGIT County, WA**; and thereafter assigned to **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS** by the assignment recorded on **10/13/2009**, as Instrument No. **200910130141**, 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, **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS**, 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

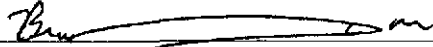


201302040159

Skagit County Auditor

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: 26 DECEMBER 2012

By: 
BRENT E. DOLL

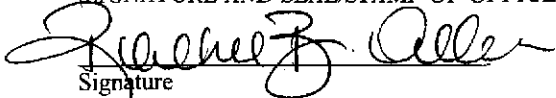
By: 
MANDY YIN MEI DOLL

State of: WITH THE ARMED FORCES
County of: COMLOGWESTPAC SINGAPORE FPO AP 96534

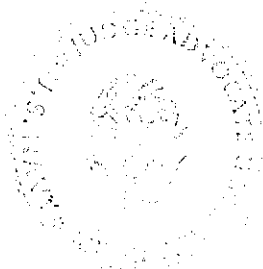
On this day 26 DECEMBER 2012, personally appeared before me **BRENT E. DOLL AND MANDY YIN MEI DOLL**, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of DECEMBER, 2012.

(SIGNATURE AND SEAL/STAMP OF OFFICER)


Signature

LNC RACHEL B. ALLEN, U.S. NAVY, E-7
COMLOGWESTPAC STAFF LEGALMAN
NOTARY LAW 10 USC § 1044a
NO SEAL REQUIRED BY LAW



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