



201304220216

Skagit County Auditor

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Filed for Record at Request of:
Bishop, White, Marshall, & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101

LAND TITLE OF SKAGIT COUNTY

145257-S

Tonkin, Wade, 2013-0002277

Document Title:	Statutory Warranty Deed
Reference Number:	200608180073
Grantor:	Wade M. Tonkin and Melissa F. Tonkin, husband and wife
Grantee:	Federal National Mortgage Association
Abbreviated Legal:	Ptn Lots 13-16, Blk 50, First Add. to Sedro

Statutory Warranty Deed

The Grantor(s) Wade M. Tonkin and Melissa F. Tonkin, husband and wife for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Wade M. Tonkin and Melissa F. Tonkin, husband and wife, as Grantors, in favor of Mortgage Electronic Registration systems, Inc. ("MERS"), acting solely as nominee for Quicken Loans, Inc., its successors and assigns, as Beneficiary, dated August 14, 2006 and filed for record on August 18, 2006, in the mortgage records of Skagit County, Washington, under Auditor's No. 200608180073, do hereby warrant and convey to Federal National Mortgage Association the following property situated in Skagit County, Washington.

See attached Exhibit "A" for full legal description.

TPN: 4150-050-015-0008 , P75916

This Deed is being executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interest as to extinguish the above described Deed of Trust, and that its receipt and recording by the Grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the Grantee affirmatively consents to the acceptance of this Deed, after approval of title and property inspection by the Grantee. The receipt or acceptance of this Deed shall in no way restrict the right of Grantee, or the right of its successors in interest, to foreclose the Deed of Trust if foreclosure is deemed desirable and also pursue a deficiency against the Grantor under the circumstances set forth in R.C.W. 61.24.100(3). From and after the date this Deed is executed, Grantors also assign, transfer and set over to the Grantee any rentals then owing or which may thereafter become due from any occupant or occupants of said property.

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed this
4th day of April, 2013.

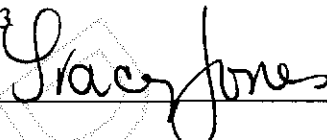

Wade M. Tonkin

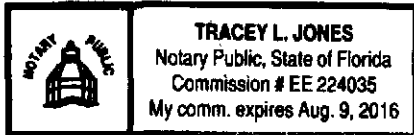

Melissa F. Tonkin

State of Florida)
County of Duval) ss.

I certify that I know or have satisfactory evidence that Wade M. Tonkin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 4th day of April, 2013

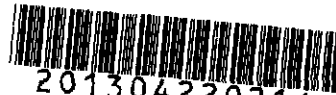

Notary Public in and for the State of FL
Residing in: Gainesville FL
My appointment expires: 8-9-16



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 1414
APR 22 2013

Amount Paid \$ 2
By klc Skagit Co. Treasurer Deputy



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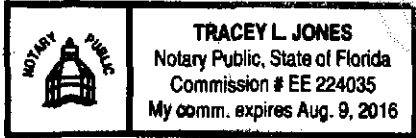
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State of Florida)
) ss.
County of Duval)

I certify that I know or have satisfactory evidence that Melissa F. Tonkin 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 4th day of April, 2013

Tracey Jones



Notary Public in and for the State of FL
Residing in: Yalobonville SC
My appointment expires: 8-9-16

DIL-WA-DeedBorrowerSWDeed-4



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Schedule "A-1"

DESCRIPTION:

PARCEL "A":

The North 60 feet of Lots 14 and 15, and the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 13, Block 50, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington,

EXCEPT any portion thereof lying in the South $\frac{1}{2}$ of said lots,

AND EXCEPT the East 10 feet of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of said Lot 13.

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

PARCEL "B":

The North $\frac{1}{2}$ of the East 10 feet of Lot 16, Block 50, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

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



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