



Skagit County Auditor
12/9/2014 Page

1 of 4 \$75.00
4 12:20PM

When Recorded mail to:
ServiceLink-Irvine

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
20144634
DEC 09 2014

When Recorded mail to:
OCWEN LOAN SERVICING, LLC
1661 Worthington Road
West Palm Beach, FL 33409

Amount Paid \$0
Skagit Co. Treasurer
By *HB* Deputy

TS No.: WA-13-606177-TC
Order No.: 130313497-WA-MSI
Parcel ID No.: 4817-000-015-0000
Tax Acct No.: P120463

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

WARRANTY DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NENITA COLE, FORMALLY KNOWN AS, NENITA SCHMIDT AND JAMES COLE, HUSBAND AND WIFE** ("Grantors")

HEREBY CONVEY(S) TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and to its successors and assigns ("Grantee") the following described real property in the County of **SKAGIT** State of **WASHINGTON**, described as:

LOT 15, "FIDALGO COMMONS PUD", AS PER PLAT RECORDED MAY 30, 2003 UNDER AUDITOR'S FILE NO. 200305300211, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Property is purported to be: **1258 FIDALGO PLACE, SEDRO WOOLLEY, WA 98284**

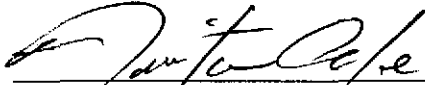
SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A"

This deed is an absolute conveyance, the Grantor(s) 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 Grantor(s) as related to the obligations of the deed of trust existing on said property executed by **RICHARD A. HUBBARD, A SINGLE INDIVIDUAL AND NENITA SCHMIDT, A SINGLE INDIVIDUAL** as Trustor(s), **GUARDIAN NORTHWEST TITLE COMPANY** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLES BANK - MT VERNON, A CORPORATION** the Beneficiary; which was recorded on **5/5/2008**, as Instrument No. **200805050152** in the Official Records of **SKAGIT** County **WASHINGTON**.

Grantor(s) declare(s) that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance and which is incorporated herein by this reference. See attached Exhibit A.

Dated:

10-28-14



By: NENITA T. COLE, FORMALLY KNOWN AS NENITA SCHMIDT



By: JAMES R. COLE

State of: Washington

County of: Skagit

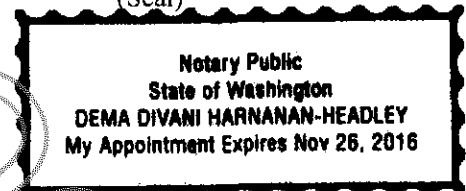
On 10-28-14 before me, Demia Divani Harnanan-Headley Notary Public, personally appeared NENITA T. COLE AND JAMES R. COLE, who proved to me on the basis of satisfactory evidence to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same in his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Nov 26, 2016
My Commission Expires

(Seal)



201412090061

Skagit County Auditor

12/9/2014 Page

2 of

\$75.00
4 12:20PM

EXHIBIT "A"
ESTOPPEL AFFIDAVIT

State of: Washington
County of: Skagit

NENITA COLE, FORMALLY KNOWN AS NENITA SCHMIDT AND JAMES COLE, HUSBAND AND WIFE declare the following:

NENITA COLE, FORMALLY KNOWN AS NENITA SCHMIDT AND JAMES COLE, HUSBAND AND WIFE are the same parties that executed and delivered the concurrently recorded Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **1258 FIDALGO PLACE, SEDRO WOOLLEY, WA 98284** and described as follows:

LOT 15, "FIDALGO COMMONS PUD", AS PER PLAT RECORDED MAY 30, 2003 UNDER AUDITOR'S FILE NO. 200305300211, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

The Deed in Lieu 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 Deed in Lieu and this Affidavit, the Grantor(s) have vacated the property and surrendered possession to the Grantee;

This deed is an absolute conveyance, the Grantor(s) 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 Grantor(s) as related to the obligations of the deed of trust existing on said property executed by **RICHARD A. HUBBARD, A SINGLE INDIVIDUAL AND NENITA SCHMIDT, A SINGLE INDIVIDUAL** as Trustor(s), **GUARDIAN NORTHWEST TITLE COMPANY** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLES BANK - MT VERNON, A CORPORATION** the Beneficiary; which was recorded on 5/5/2008, as Instrument No. **200805050152** in the Official Records of **SKAGIT** County **WASHINGTON**.

That Grantor(s) 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 Grantor(s) as of the date hereof;

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

The Deed in Lieu was not given as a preference against any other creditors of the affiants. The Grantor(s) are solvent at the time of making of the Deed in Lieu and have no other creditors whose rights would be prejudiced by this conveyance;

This Affidavit is made for the benefit of the Grantee in said Deed in Lieu, **FEDERAL NATIONAL MORTGAGE ASSOCIATION** 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 Deed in Lieu affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and

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:

10-28-14

Nenita T. Cole

By: NENITA T. COLE, FORMALLY KNOWN AS NENITA SCHMIDT

James R. Cole

By: JAMES R. COLE

State of: Washington

County of: Skagit

On 10-28-14 before me, Dem Divani Harnanan-Headley, Notary Public, personally appeared **NENITA T. COLE AND JAMES R. COLE**, who proved to me on the basis of satisfactory evidence 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 in his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Seal)

Dem Divani Harnanan-Headley
Nov 26, 2016
My Commission Expires

