

UNRECORDED



201511300222

Skagit County Auditor 75.00  
11/30/2015 Page 1 of 3 3:23PM

After Recording, mail to:  
Robinson-Tait, P.S. Attn: Ashley Talbot  
710 Second Avenue, Suite 710  
Seattle, Washington 98104

**Land Title and Escrow**

151471-F

**STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE**

THE GRANTOR, Pamela Ortega, divorced, as her sole and separate property, for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Pamela Ortega and Ronnie V. Ortega, wife and husband, as Grantors, in favor of Washington Financial Group, Beneficiary, dated July 5, 2007, and recorded on July 30, 2007, as Instrument No. 200707300142, records of Skagit County, Washington, do hereby warrant and convey to Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5, Grantee, the following property situated in Skagit County, Washington:

Lot 12, CEDAR PARK PLAT, according to the plat thereof, recorded June 5, 2002 under Auditor's File No. 200206050104, records of Skagit County, Washington. Situate in Skagit County, Washington.  
Abbreviated: Lot 12, Cedar Park Plat.  
APN/Tax Account: 4795-000-012-0000. Property ID: P119225  
Commonly Known As: 7671 Cedar Pk, Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015A820  
NOV 30 2015

Dated: Aug 27 2015

By: Pamela Ortega  
Pamela Ortega

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

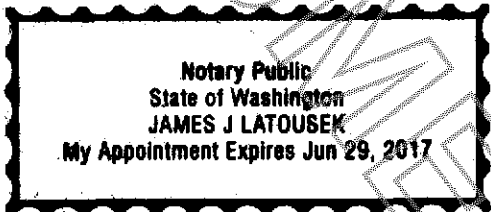
State of WASHINGTON )  
County of SNOHOMISH ) ss.

1ST AM

I certify that I know or have satisfactory evidence that Pamela Ortega 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 this instrument.

Dated: Aug 27, 2015

[Signature]  
Name (typed or printed): JAMES J. LATOUSEK



NOTARY PUBLIC in and for the State of: WASHINGTON

Residing at: MARYSVILLE, WA

My appointment expires: 06/29/2017

I have vacated the property at 7671 Cedar Pk, Concrete, WA 98237 prior to executing this document.  
The property is broom clean and secure. Possession may be taken by Ocwen Loan Servicing.

Pamela Ortega  
Pamela Ortega

State of WASHINGTON

County of SNOHOMISH

ss.

This instrument was acknowledged before me on 27<sup>th</sup> day of AUG., year 2015 by Pamela Ortega.

Dated: AUG 27, 2015

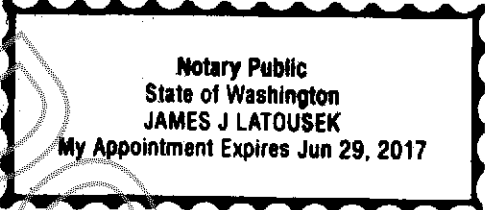
[Signature]

Name (typed or printed): JAMES J. LATOUSEK

NOTARY PUBLIC in and for the State of: WASHINGTON

Residing at: MARYSVILLE, WA

My appointment expires: 06/29/2017



**EXHIBIT A  
ESTOPPEL AFFIDAVIT**

State of Washington )  
County of ~~Skagit~~ **SKAGIT** ) ss.

Pamela Ortega, as her sole and separate property, being first duly sworn deposes and says:

That she is the identical party who made, executed, and delivered that certain Statutory Warranty Deed in Lieu of Foreclosure to Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5, dated July 30, 2007 conveying the following described property:

<sup>812-7115</sup>  
Lot 12, CEDAR PARK PLAT, according to the plat thereof, recorded June 5, 2002 under Auditor's File No. 200206050104, records of Skagit County, Washington. Situate in Skagit County, Washington.  
Abbreviated: Lot 12, Cedar Park Plat.  
APN/Tax Account: 4795-000-012-0000. Property ID: P119225  
Commonly Known As: 7671 Cedar Pk, Concrete, WA 98237

That affiant Pamela Ortega is now, and at all times herein mentioned divorced, as her sole and separate property.

That the aforesaid deed is intended to be and is an absolute conveyance of the title of the 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 it was the intention of affiant as grantor in the deed to convey, and by the deed the affiants did convey, to the grantee therein all their rights, title and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

That in the execution and delivery of the deed, affiant is not acting under any misapprehension as to the effect thereof, and have acted freely and voluntarily and is not acting under coercion or duress,

That the consideration for the deed was and is payment to affiant of the sum of \$0.00 by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by the certain deed of trust heretofore existing on the property executed by: Pamela Ortega and Ronnie V. Ortega, wife and husband, grantors, to Chicago Title, as original trustee, for Washington Financial Group, original beneficiary, and recorded on July 30, 2007, as Instrument No. 200707300142, records of the Skagit County, State of Washington, and the reconveyance of the property under the deed of trust; that at the time of making the deed, affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the production and benefit of any title company that may hereafter insure the title to the property;

The affiant, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Pamela Ortega  
Pamela Ortega

[Signature]  
Subscribed and sworn to before me this  
27<sup>th</sup> day of AUG of year 2015  
Notary Public in and for said state WASHINGTON

**Notary Public  
State of Washington  
JAMES J LATOUSEK  
My Appointment Expires Jun 29, 2017**