

AFTER RECORDING MAIL TO:

Company Name: Old Republic Servicing Solutions
Contact Name: Recording Department
Address: 681 Andersen Dr, Foster Plaza Bldg 6-6th Fl
City/State: Pittsburgh, Pennsylvania 15220



Skagit County Auditor \$77.00
2/9/2016 Page 1 of 5 2:59PM

LOAN #: 1032315

DOCUMENT TITLE: WARRANTY DEED IN LIEU OF FORECLOSURE

REFERENCE NUMBERS OF RELATED DOCUMENTS:

Book/Liber: N/A **Page:** N/A **Instrument No.:** 200909080203

BETWEEN

GRANTOR(S):

1. Maxine E. Hieb, by her attorney in fact Donna Mae Michel
- 2.
- 3.
- 4.

Land Title and Escrow

154096-0

AND

GRANTEE: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
LOT 74, MOUNT BAKER VIEW ADD.

Assessor's Property Tax Parcel/Account Number(s): 3745-000-074-0005

P53819

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
Old Republic Servicing Solutions
Attn: Recording Department
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl
Pittsburgh, Pennsylvania 15220

The Form of Document Prepared By:
RUTH RUHL, P.C. and
Co-Counsel, Routh Crabtree Olsen, PS

Loan No.: 1032315
Investor No.: 1642002248

WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR Maxine E. Hieb, as her separate property, by her attorney in fact Donna Mae Michel

("Grantor")

for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Nationstar Mortgage LLC d/b/a Champion Mortgage Company

("Grantee"),

all the following described real estate, situated in the Skagit County, State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016412
FEB 09 2016

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

TAX PARCEL I.D. NO.: 3745-000-074-0005

Loan No.: 1032315
Investor No.: 1642002248

THIS DEED is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Maxine E. Hieb, an unmarried woman

to Lawyers Title Insurance Corporation, as Trustor,
for the benefit of Metlife Home Loans, A Division of Metlife Bank, N.A., as Trustee,

, as Beneficiary,
dated August 3rd, 2009, recorded on September 8th, 2009 under County Auditor's File No. 200909080203, at the Skagit County Clerk's Office, which was assigned by Assignment to Champion Mortgage Company, recorded under County Auditor's File No. 201210010086 or recorded simultaneously herewith.

Grantor declares that this conveyance is freely made, and that there are no agreements oral or written, other than this deed between grantor and grantee with respect to said land.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed. Said Deed of Trust was made by Maxine E. Hieb, an unmarried woman

to Lawyers Title Insurance Corporation, as Trustor,
to Metlife Home Loans, A Division of Metlife Bank, N.A., as Trustee,

, as Beneficiary,
dated August 3rd, 2009, recorded on September 8th, 2009 under County Auditor's File No. 200909080203, at the Skagit County Clerk's Office, which was assigned by Assignment to Champion Mortgage Company, recorded under County Auditor's File No. 201210010086 or recorded simultaneously herewith.

TO HAVE AND TO HOLD said property, together with all and singular rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit of Grantee in fee simple absolute forever. Grantor shall warrant and defend the right, title and interest to said property unto Grantee against the claims of all persons whomsoever, except for those matters set forth as follows:

N/A

12/31/2015
Date

Maxine E. Hieb by her attorney (Seal)
Maxine E. Hieb, by her attorney in fact Donna Mae Michel Grantor
Mae Michel in fact Donna Mae Michel

Date

(Seal)
-Grantor

Date

(Seal)
-Grantor

Date

(Seal)
-Grantor

Loan No.: 1032315
Investor No.: 1642002248

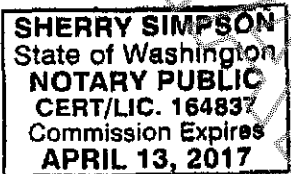
GRANTOR ACKNOWLEDGMENT

State of Washington §
§ ss.:
County of Denton §

I certify that I know or have satisfactory evidence that Maxine E. Hieb, by her attorney in fact Donna Mae Michel [name of person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12/31/2015

(Seal)



Sherry Simpson
(Signature)

Sherry Simpson
(Printed Name)

Notary Signing Agent
(Title of Office)

Franklin County
(Place of Residence of Notary Public)

Exhibit "A"

Lot 74, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT