



200908190076

Skagit County Auditor

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RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

When recorded mail to:

REGIONAL TRUSTEE SERVICES

616 1st Avenue, Ste 500

Seattle, WA 98104

ESTOPPEL AFFIDAVIT

4081584

TS#: 01-FMB-73084

Loan # 3000088846

State of Washington)

) ss

County of Skagit)

Masako Cone As Personal Representative of the Estate of Ralph Edwards being duly sworn, depose(s) and say(s)

That he executed and delivered that certain Special Warranty Deed dated June 26, 2009 conveying to Beneficial Washington, Inc., as such, the following described property situated in the City of Sedro Woolley, County of Skagit, State of Washington, to-wit

TAX PARCEL NO.: 3996-000-027-0009(P69019)

LEGAL DESCRIPTION:

LOT 27, "SHANGRI-LA ON THE SKAGIT," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

That said deed was an absolute conveyance in effect as well as in form and not a mortgage nor trust conveyance nor security of any kind, that said deed was given In consideration of the cancellation of the entire deed of trust indebtedness, including costs and charges heretofore existing under the terms of those certain deeds of trust covering said property one dated May 4, 2007 recorded May 10, 2007 as Auditor's No. 200705100133 and HUD DOT* records of said county, and the release of record of said deeds of trust by said grantee and the cancellation of the notes secured by said deeds of trust * dated May 4, 2007, recorded May 10, 2007, as Auditor's No. 20075100134

That said deed of trust indebtedness represented a fair value of the said property so conveyed, and that said deed was made by said affiant freely and voluntarily and not under duress, undue influence, misapprehension or misrepresentation by the said grantee or its agents,

That affiant is solvent and said deed was not given for the purposes of preference of a creditor, nor given to hinder, delay or defraud creditors but in good faith for the consideration aforesaid,

That this affidavit is made for the protection and benefit of grantee and successors in interest and the title insurance company as inducement to issue its policy of title insurance to grantee as owner of the above described property

By: _____

Masako Cone As Personal Representative of the Estate of Ralph Edwards



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THE GRANTOR Ralph Edwards, As his Separate Estate, for and in consideration of CANCELLATION OF INDEBTEDNESS, grant(s), bargain(s), sell(s), convey(s) and confirm(s) to Random Properties Acquisition Corp, II as such, the following described real estate situated in the County of Skagit, State of Washington, together with any mobile or manufactured home(s) thereon

Tax Parcel No.: 3996-000-027-0009(P69019)

LEGAL DESCRIPTION:

LOT 27, "SHANGRI-LA ON THE SKAGIT," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.



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This deed is absolute conveyance of title and is executed and delivered in lieu of foreclosure by Grantors of those certain Deeds of Trust dated May 4, 2007 and recorded under Auditor's No. 200705100133 on May 10, 2007 and HUD DOT# in Skagit County, Washington. * dated May 4, 2007, and recorded on May 10, 2007 under Auditor's NO 20070510034

Grantor concurrently herewith transfer(s) and assign(s) any and all reserve accounts held with respect to the subject loan account to Grantee

Grantor warrants that no labor has been performed nor any materials delivered to the property described herein which have been fully paid and in consequence of which any lien may be claimed or enforced against said property

Grantor agrees that this deed shall not operate to extinguish that deed of trust referred to hereinabove and unless and until this deed is accepted by Grantee and placed by Grantee of record

The Grantor and his successors in interest do by these presents expressly limit the covenants of the deed to these herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whosoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, will forever warranty and defend the said described real estate

By: _____

Masako Cone As Personal Representative of the Estate of Ralph Edwards



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Skagit County Auditor

State of ~~Washington~~ North Carolina

County of ~~Skagit~~ Carteret ^{SS}

On June 26, 2009, before me Terri Ashby, a
Notary Public in and for said County and State, personally appeared Masako Cone As
Personal Representative of the Estate of Ralph Edwards personally known to me (or proved
to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument

WITNESS my hand and official seal

Signature

Terri T. Ashby

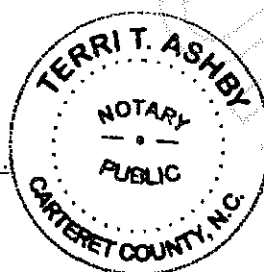
NOTARY PUBLIC in and for the State of Washington North Carolina

Residing in

Carteret

My commission expires:

11-15-10



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