



201006100108
Skagit County Auditor

6/10/2010 Page 1 of 3 2:34PM

RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED MAIL
DEED AND TAX STATEMENT TO:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O Bank Of America Home Loans
ATTN: RECORDS PROCESSING
400 Countrywide Way
CA6-919-01-17
Simi Valley, CA 93065

GUARDIAN NORTHWEST TITLE CO.

94154-2

File No. DIL055029 Title Order No. 4386322 Space above this line for recorder's use only

Grantor: Jose Luis Garcia and Rosalva Gonzalez, husband and wife
Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Abbr. Legal Description: Lot 16, "THE MEADOW, PHASE II"
Tax Parcel No.: 4638-000-016-0005

ESTOPPEL AND SOLVENCY AFFIDAVIT

State of WASHINGTON

County of Skagit

Jose Luis Garcia and Rosalva Gonzalez, husband and wife, ("Deponent") being first duly sworn, for themselves, deposes and says:

That "Deponent" is the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure to FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Grantee") dated the March 15, 2010, encompassing the following described property, to wit:

Lot 16, "THE MEADOW, PHASE II", according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington.

Commonly know as: **2326 East Meadow Blvd., Mount Vernon, WA 98273**

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named

therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the proffered Deed in Lieu of Foreclosure by the Grantee named therein, together with full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of that certain Deed of Trust heretofore existing on the property therein and hereinbefore, dated **03/28/2007** and recorded **Recorded: April 3, 2007 Auditor's No.: 200704030069**, of the records of **Skagit**, Washington, executed by **Jose Luis Garcia and Rosalva Gonzalez, husband and wife**, as trustor(s) **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GreenPoint Mortgage Funding, Inc.**, as beneficiary and the cancellation of record of said Deed of Trust.

That the aforesaid deed and conveyance were by this Deponent as the result of their request that the Grantee accept such deed and was their free and voluntary act; that at the time of making said deed this Deponent considered and still consider that the indebtedness above-mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the Deponent or either of them; that as of the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises, that this Deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; that Deponent in offering to execute the aforesaid deed to the Grantee therein, and in execution same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said deed, or the agent or attorney or any other representative of the Grantee in said deed; that it was the intention of this Deponent as Grantor in said deed to convey and by said deed the Deponent did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months nor any contract for the making of repairs or improvements on said premises.

There are no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements or personal property leases affecting any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the premises and all plumbing, heating, lighting, refrigerating and other equipment is fully paid for including all bills for the repair thereof.

There are no outstanding bill for utilities, unused fuel, gas, electric or sewer.

This affidavit is made for the protection and the benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.



201006100108
Skagit County Auditor

Dated: 3-16-2010

[Signature]
BY: Jose Luis Garcia

[Signature]
BY: Rosalva Gonzalez

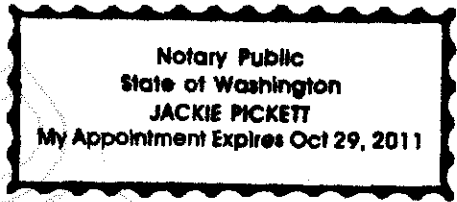
STATE OF Washington
COUNTY OF Skagit

On March 16, 2010 before me Jackie Pickett, a Notary Public in and for said county, personally appeared, Jose Luis Garcia, Rosalva Gonzalez personally known to me (or proved to me on the basis of satisfactory evidence) to be 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]
Notary Public in and for said County and State

(SEAL)



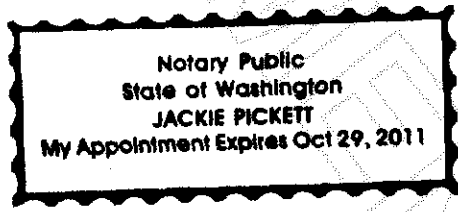
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WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State

(SEAL)



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