

Recording requested by:
EXECUTIVE TRUSTEE SERVICES, LLC



201012220077
Skagit County Auditor

When recorded mail to:
GMAC MORTGAGE, LLC FKA
GMAC MORTGAGE CORPORATION
1100 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

12/22/2010 Page 1 of 4 4:08PM

order no. 10043244

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED IN LIEU OF FORECLOSURE

TS# DL-252991-C Loan # 7426248951

The undersigned Grantor hereby declares:

The Grantee herein was the Beneficiary The amount of the unpaid debt, together with cost, was:

The consideration for the transfer was:

The documentary transfer tax is \$0.00

Tax Parcel Number: ~~P44517~~, P44518

For valuable consideration, receipt of which is hereby acknowledged, **DEBORAH M. ELIAS, AN UNMARRIED PERSON, AS HER SEPARATE PROPERTY** hereby conveys and warrants to Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS17 the following described real property in the city of , County of Skagit, State of Washington.

PTN NE 1/4 & GOR LOT 9, 19-35-9 E W. M.

SEE ATTACHED EXHIBIT "A"

Date: 9/9/10

By: *Deborah M. Elias*
DEBORAH M. ELIAS

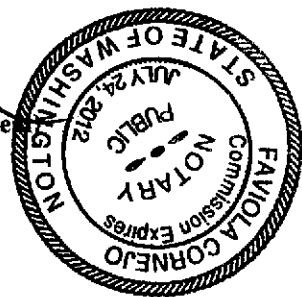
STATE OF Washington } ss
COUNTY OF King }

On 9.9.10 before me, *Faviola Cornejo* a Notary Public personally appeared *Deborah M. Elias* who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge 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 this Instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *[Handwritten Signature]* (Se



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3887

DEC 22 2010

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

DL-252991-C

EXHIBIT A

THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., LYING WESTERLY OF HOOPER CREEK AS SAID CREEK EXISTED ON JUNE 13, 1942 AND NORTHERLY OF SAUK VALLEY ROAD AS CONDEMNED BY SKAGIT COUNTY FOR ROAD PURPOSES UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 21057, EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. THAT PORTION OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS SAID CREEK AND ROAD EXISTED ON APRIL 10, 1958;
THENCE WEST ALONG SAID ROAD 300 FEET;
THENCE NORTH 175 FEET;
THENCE EAST 225 FEET, MORE OR LESS, TO THE CENTER OF HOOPER CREEK AS IT SO EXISTED;
THENCE ALONG SAID CENTER SOUTHERLY TO THE POINT OF BEGINNING.

2. THAT PORTION OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAUK VALLEY COUNTY ROAD WHICH LIES 460 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, AS MEASURED ALONG THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION TO THE SKAGIT RIVER;
THENCE WESTERLY ALONG THE SAID RIVER TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SAUK VALLEY COUNTY ROAD;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF BEGINNING.

3. BEGINNING AT THE INTERSECTION OF THE CENTER OF HOOPER CREEK AND THE NORTH MARGIN OF THE COUNTY ROAD AS CREEK AND ROAD EXISTED ON APRIL 10, 1958;

THENCE WEST ALONG SAID ROAD 300.00 FEET TO A POINT DESIGNATED AS POINT "B";
THENCE NORTH 175.00 FEET;
THENCE EAST 225.00 FEET, MORE OR LESS, TO THE CENTER OF HOOPER CREEK AS IT EXISTED ON JUNE 13, 1942, SAID POINT DESIGNATED AS POINT "A";
THENCE BEGINNING AT POINT "B";
THENCE ALONG SAID NORTH MARGIN OF COUNTY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,770.00 FEET THROUGH A CENTRAL ANGLE OF 00°19'10" AND A RADIUS POINT WHICH BEARS SOUTH 13°35'36" EAST FROM THE LAST DESCRIBED POINT, (POINT "B");
THENCE ALONG SAID CURVE TO AN INTERSECTION WITH AN EXISTING FENCE SAID POINT BEARING NORTH 33°06'00" WEST A DISTANCE OF 1,078.98 FEET FROM THE EAST ¼ CORNER OF SAID SECTION 19 BEING THE BEGINNING POINT OF THE HEREIN DESCRIBED LINE;
THENCE ALONG SAID FENCE THE FOLLOWING FOUR COURSES AND DISTANCES;
THENCE NORTH 12°11'40" WEST A DISTANCE OF 170.11 FEET;
THENCE NORTH 69°28'49" EAST A DISTANCE OF 95.21 FEET;
THENCE SOUTH 20°52'50" EAST A DISTANCE OF 15.36 FEET;
THENCE SOUTH 77°24'31" EAST A DISTANCE OF 17.15 FEET;
THENCE SOUTH 88°42'47" EAST A DISTANCE OF 137.00 FEET TO THE CENTERLINE OF SAID HOOPER CREEK AS IT EXISTED ON JUNE 13, 1942;
THENCE ALONG THE CENTERLINE THEREOF TO POINT "A" AS DESCRIBED WITHIN THIS DESCRIPTION AND THE TERMINUS OF SAID LINE.



4. THAT PORTION BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO MELVIN D. AND MAY PAT RAWLINGS IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 9211040083, SAID CORNER ALSO BEING THE SOUTHEAST CORNER ON THE NORTH RIGHT-OF-WAY LINE OF THE SAUK VALLEY ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 17 OF SURVEYS, AT PAGE 22 UNDER AUDITOR'S FILE NO. 9505170013;

THENCE NORTH 01°04'32" EAST ALONG THE WEST LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 175.00 FEET;

THENCE SOUTH 87°38'15" EAST ALONG THE NORTH LINE OF SAID RAWLINGS TRACT AS SHOWN ON SAID SURVEY 122.74 FEET TO AN EXISTING REBAR AND CAP;

THENCE CONTINUING SOUTH 87°38'15" EAST 101.39 FEET, MORE OR LESS, TO THE CENTERLINE OF HOOPER CREEK;

THENCE NORTH 33°08'34" WEST ALONG SAID CENTERLINE 51.39 FEET;

THENCE NORTH 56°01'49" WEST ALONG SAID CENTERLINE 16.16 FEET;

THENCE SOUTH 81°07'17" WEST 62.32 FEET TO A POINT ON THE NORTH SIDE OF A 26" DIAMETER DOUGLAS FIR;

THENCE CONTINUING SOUTH 81°01'17" WEST 83.34 FEET TO THE NORTHWEST FACE OF A 4X4' POST AT THE EAST END OF AN EXISTING WOOD FENCE;

THENCE ALONG SAID FENCE SOUTH 70°36'37" WEST 100.35 FEET TO THE SOUTHWEST SIDE OF AN EXISTING POWER POLE;

THENCE SOUTH 09°13'37" EAST ON A LINE THAT HITS THE WEST SIDE OF AN EXISTING POWER POLE A DISTANCE OF 165.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAUK VALLEY ROAD;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5770.00 FEET A DISTANCE OF 26.36 FEET THROUGH A CENTRAL ANGLE OF 0°15'42" TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



201012220077

Skagit County Auditor

EXHIBIT "A" ESTOPPEL AFFIDAVIT

TS #: DL-252991-C Loan #: 7426248951

The aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee names therein and was not and is not now intended as a mortgage, trust conveyance, or security of any kind. It is our intention as grantors in said deed to convey, and by said deed we did convey to the grantee therein all our right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee.

In the execution and delivery of said deed, we were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress.

The consideration for said deed was and is the full cancellation of all debts, obligations, costs and charges secured by that certain deed of trust heretofore existing on said property executed by: **DEBORAH M. ELIAS, AN UNMARRIED PERSON, AS HER SEPARATE PROPERTY** Trustors, dated 11/16/2005 and recorded 11/22/2005 in book xxx, page xxx, as document number 200511220025 of Official records of Skagit, Washington, and RECONVEYANCE of said property under said deed of trust. At the time of making said deed, we believed and now believe that the aforesaid consideration for the deed represents the fair value of the property so deeded.

This declaration is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

This Estoppel declaration for deed in lieu of foreclosure consisting of the page is executed this 9 day of September, 2010, at Seattle state of Washington.

By: Deborah M. Elias
DEBORAH M. ELIAS AN UNMARRIED PERSON, AS HER SEPARATE PROPERTY

State of Washington } ss
County of King }

On 9.9.10, before me, Faniela Cornejo a Notary Public in and for said County and State personally appeared Deborah M. Elias, personally known to me (or proved 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 this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: _____

[Handwritten signature]



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Skagit County Auditor