



201102170064
Skagit County Auditor

2/17/2011 Page 1 of 3 1:55PM

After recording return to:
Janaya L. Carter
Routh Crabtree Olsen, P.S.
3535 Factoria Blvd. SE, Suite 200
Bellevue, WA 98006

7037.85563/ Manion, Steven L. and Becky A.

GUARDIAN NORTHWEST TITLE CO.

100735-4

ESTOPPEL AFFIDAVIT

STATE OF Washington)
COUNTY OF Skagit) ss.

Becky A. Manion and Steven L. Manion, wife and husband (the "Grantors" or "Affiants"), being first duly sworn, depose and state:

Grantors are the party who made, executed, and delivered that certain statutory warranty deed (the "Deed") to Federal National Mortgage Association (the "Grantee"), conveying the following described property (the "Property") in Skagit County, WA:

TRACT 4, SHORT PLAT NO. 10-84, APPROVED NOVEMBER 5, 1985, AND RECORDED NOVEMBER 6, 1985 IN BOOK 7 OF SHORT PLATS, PAGE 50 UNDER AUDITOR'S FILE NO. 8511060001 AND BEING A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.; TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER " AVERY LANE". AS SHOWN ON THE FACE OF THE SHORT PLAT NO. 10-84. AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT PRIMARILY 60 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER "SHEILA LANE" AS SHOWN ON THE FACE OF SHORT PLAT NO. 36-76.

Tax Parcel No. 350414-2-001-0400

Property Address: 8042 Avery Lane, Sedro Woolley, WA 98284

That the aforesaid Deed is intended to be and is an absolute conveyance of the title to the Property described in the Deed, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the Affiants as Grantors in the Deed to convey, and by the Deed the Affiants did convey to the Grantee therein all their right,

title, and interest absolutely in and to the Property; that possession of the Property has been surrendered to the Grantee;

That in the execution and delivery of the Deed, Affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

Affiants consider the Deed fair consideration for the Grantee's covenant not to sue to enforce the promissory note dated September 25, 2008 and/ or foreclose that certain deed of trust recorded under Skagit County Auditor's File No. 200809300119;

That at the time of executing the Deed, Affiants believed and now believe that this consideration represents the fair value of the Property so deeded;

This affidavit is made for the protection and benefit of the title policy issuer which is about to insure the title to the property in reliance thereon, and any other title company that may hereafter insure the title to the property; and

That Affiants 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.

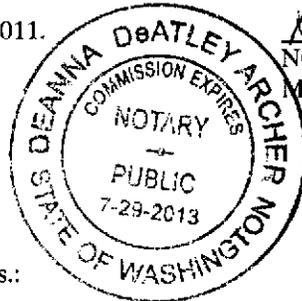
Steven L. Manion
Steven L. Manion

Becky A. Manion
Becky A. Manion

STATE OF WASHINGTON)
) ss.:
COUNTY OF SKAGIT)

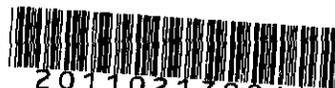
I certify that I know or have satisfactory evidence that Steven L. Manion is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th day of January, 2011.



Deanna DeAtley Archer
NOTARY PUBLIC in and for the State of WA
My commission expires: 7-29-2013

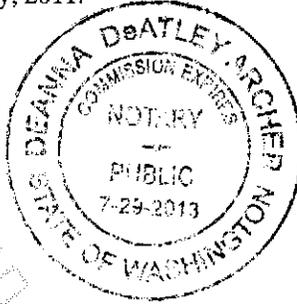
STATE OF WASHINGTON)
) ss.:
COUNTY OF SKAGIT)



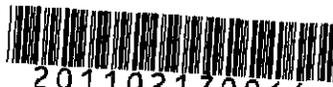
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I certify that I know or have satisfactory evidence that Becky A. Manion is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th day of January, 2011.



Deanna DeAtley Archer
NOTARY PUBLIC in and for the State of WA
My commission expires: 7-29-2013



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