

WHEN RECORDED RETURN TO:

Schweet Rieke & Linde, PLLC

575 S. Michigan St.

Seattle, WA 98108



201104220088

Skagit County Auditor

4/22/2011 Page

1 of

4 3:48PM

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

101658

Jay B. Parrish and C. Jennifer Stephens-Parrish, who acquired title as Jennifer Stephens-Parrish, husband and wife, for and in consideration of granting this deed in lieu of foreclosure, conveys and quit claims to VERITY CREDIT UNION, Grantee, the following described real estate, situated in the County of Skagit, State of Washington:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF COUNTY ROAD, 20 FEET NORTH OF THE SOUTH QUARTER POST OF SAID SECTION 12; THENCE EAST ALONG SAID COUNTY ROAD 108 FEET; THENCE NORTH 246 FEET; THENCE WEST 108 FEET; THENCE SOUTH 246 FEET TO POINT OF BEGINNING, EXCEPT DITCH RIGHT OF WAY. SITUATE SKAGIT COUNTY, WASHINGTON.

(TAX PARCEL NO. 33031200090005) P15765

The Grantee by accepting and recording this Deed does not intend a merger of its interests under that certain deed of trust against the property recorded on August 28, 2009, under Skagit County Auditor's File Number 200908280076, records of Skagit County, with the fee title herein conveyed. It is the express intention of the Grantors and Grantee that the above lien interests of Grantee against the property shall not merge, but shall be and remain at all times liens against the property

Dated this 12 day of Apr. 1, 2011.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1189

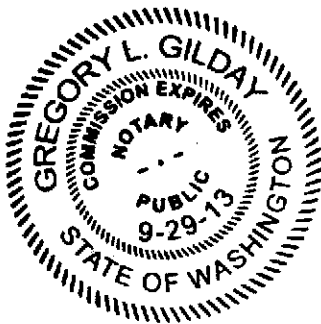
APR 22 2011


Amount Paid \$
By MAN Skagit Co. Treasurer
Deputy

By

By

Given under my hand and official seal on April 12, 2011.





 Gregory L. Girdley (Print Name)
 Notary Public in and for the
 State of Washington, residing at: Starnwood
 My commission expires: 7/29/13



ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON)

COUNTY OF Snohomish) ss.

Jay B. Parrish and C. Jennifer Stephens-Parrish, who acquired title as Jennifer Stephens-Parrish, husband and wife, Grantors herein, being first duly sworn, deposes and says:

It is the identical party that made, executed and delivered that certain deed to Verity Credit Union, dated April 12 2011, conveying the following described property:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF COUNTY ROAD, 20 FEET NORTH OF THE SOUTH QUARTER POST OF SAID SECTION 12; THENCE EAST ALONG SAID COUNTY ROAD 108 FEET; THENCE NORTH 246 FEET; THENCE WEST 108 FEET; THENCE SOUTH 246 FEET TO POINT OF BEGINNING, EXCEPT DITCH RIGHT OF WAY. SITUATE SKAGIT COUNTY, WASHINGTON.

(TAX PARCEL NO. 33031200090005)

Jay B. Parrish and C. Jennifer Stephens-Parrish, who acquired title as Jennifer Stephens-Parrish, husband and wife, now are, and at all times herein mentioned are authorized to execute this affidavit.

That the aforesaid deed is intended to be and is an absolute conveyance of the title to the premises to the Grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Grantors in the deed to convey, and by the deed Grantors did convey to the Grantee therein all its right, title and interest absolutely in and to the premises; that possession of the premises has been surrendered to the Grantee;

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



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That the consideration for the deed was in lieu of foreclosure of the deed of trust held by Grantee, and that no other payment of any sum of money was made by Grantors to Grantee; and, that by granting the deed, Grantors received the full cancellation of all debts, obligations, costs, and charges secured by that certain deed of trust heretofore existing on the property executed by Jay B. Parrish and C. Jennifer Stephens-Parrish, who acquired title as Jennifer Stephens-Parrish, husband and wife, as Grantors, to Trustee Services, Inc., as trustee, for Verity Credit Union, as beneficiary, dated August 20, 2009 and recorded on August 28, 2009 under Skagit County Auditor's File Number 200908280076, records of Skagit, and the reconveyance of the property under the deed of trust; that at the time of making the deed, Grantors believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of any title company, 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;

That affiants, and each of them, 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.

Subscribed and sworn to before me
this 12 day of April, 2011
Notary Public in and for said state
My appointment expires 9/25/13

Gregory L. Gilday
Name Printed

Jay B. Parrish
By: Jay B. Parrish

Jennifer Stephens-Parrish
By: Jennifer Stephens-Parrish



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