

Recording requested by:  
Quality Loan Service Corp. of Washington  
2141 5th Avenue  
San Diego, CA 92101



201106060078  
Skagit County Auditor

6/6/2011 Page 1 of 5 1:38PM

When recorded mail to:  
IBM Lender Business Process Services, Inc. (LBPS)  
14523 SW Millikan Way, Suite 200  
Beaverton, OR 97005

TS #: WA-11-433814-DIL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 4398-000-009-0003 (P81432)  
*Apt. 9 Fellman Condo*

GUARDIAN NORTHWEST TITLE CO.

*101603-1*

**WARRANTY GRANT DEED IN LIEU OF FORECLOSURE**

The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is **\$0.00**

The amount of the unpaid debt, together with cost, was **\$161,002.90**

The amount paid by the Grantee over and above the unpaid debt was **\$0.00**

Said property is in the city of **MOUNT VERNON, WA**

*Christine Paul* CHRISTINE PAUL

Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ERIC C. LAMONT & MELISSA G. LAMONT, HUSBAND AND WIFE**

HEREBY WARRANTS & CONVEYS TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and to his/her successors and assigns the following described real property in the County of **SKAGIT** State of **WA**, described as:

**SEE ATTACHED EXHIBIT A**

Property is purported to be: **1207 NORTH 8TH STREET #9, MOUNT VERNON, WA 98273**

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **ERIC C. LAMONT & MELISSA G. LAMONT, HUSBAND AND WIFE**, as Trustor(s), **STEWART TITLE GUARANTY COMPANY**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A.**, the Beneficiary; which was recorded on **9/20/2007**, as Instrument No. **200709200198**, in Book **xxx**, Page **xxx**, in the Official Records of **SKAGIT** County, **WA**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment recorded on **4/06/2011**, as Instrument No. **201104060015**, in the Official Records of **SKAGIT** County, **WA**.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*#1670*

**JUN 06 2011**

Amount Paid \$  
Skagit Co. Treasurer  
By *mlm* Deputy

Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated: 5/17/2011

5/17/11

By: Eric Lamont  
ERIC C. LAMONT

By: Melissa Lamont  
MELISSA G. LAMONT

STATE OF wa

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ERIC C. LAMONT and/or MELISSA G. LAMONT is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-17-11

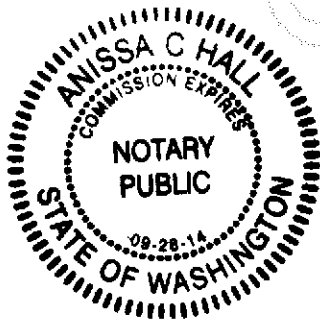
Anissa C Hall  
Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Sedro woolley

My appointment expires: Sept 28 2014

Anissa C Hall  
Notary Public



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**ESTOPPEL AFFIDAVIT**

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

**Eric C. Lamont, Melissa G. Lamont**, declare the following:

**Eric C. Lamont, Melissa G. Lamont** are the same parties that executed and delivered the certain Grant Deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **1207 North 8th Street #9, Mount Vernon, WA 98273** and described as follows:

**SEE ATTACHED EXHIBIT A**

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

That the consideration for said Grant Deed is that the Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **ERIC C. LAMONT & MELISSA G. LAMONT, HUSBAND AND WIFE** , as Trustors, **STEWART TITLE GUARANTY COMPANY**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A.**, the Beneficiary, which was recorded on **9/20/2007**, as Instrument No. **200709200198**, in Book xxx, Page xxx, in the Official Records of **SKAGIT County, WA**; and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment recorded on **4/06/2011**, as Instrument No. **201104060015**, in the Official Records of **SKAGIT County, WA**.

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

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



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That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated: 5/17/2011

5/17/11

By: Eric Lamont  
ERIC C. LAMONT

By: Melissa G. Lamont  
MELISSA G. LAMONT

STATE OF wa

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ERIC C. LAMONT and/or MELISSA G. LAMONT is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/17/11

Anissa C Hall

Notary name printed or typed:

Notary Public in and for the State of Washington

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Anissa C Hall  
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EXHIBIT A

**Schedule "C"**  
**Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Apartment 9, "FELLMAN CONDOMINIUM", a condominium according to Declaration thereof recorded under Auditor's File No. 7905090046 and Survey Map and Plans thereof recorded Volume 12 of Plats, pages 58 through 63, inclusive, records of Skagit County, Washington; being a portion of Lots 1 and 2, Mount Vernon Short Plat No. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, pages 93, records of Skagit County, Washington.

TOGETHER WITH an undivided 10% interest in the common areas and limited common areas described in articles 4, 5, 6 and 19 of said declaration.

TOGETHER WITH the exclusive use of parking space 9 and storage unit 9 and the patio area and deck which is adjacent to Apartment 9, as shown on survey map and floor plans recorded May 9, 1979, in Volume 12 of plats, pages 58 through 63, inclusive, under Auditor's File No. 7905090047, and as identified in article 6 of declaration recorded May 9, 1979, under Auditor's File No. 7905090046, records of Skagit County, Washington.



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