



201112080058

Skagit County Auditor

AFTER RECORDING MAIL TO:

Company Name: RUTH RUHL, P.C.
Contact Name: Recording Department
Address: 2801 Woodside Street
City/State: Dallas, Texas 75204

12/8/2011 Page 1 of 5 3:50PM

LAND TITLE OF SKAGIT COUNTY

140875-0

LOAN #: 0596443663

DOCUMENT TITLE: WARRANTY DEED IN LIEU OF FORECLOSURE

REFERENCE NUMBERS OF RELATED DOCUMENTS:

Book/Liber:

Page:

Instrument No.: 200609130164

BETWEEN

GRANTOR(S):

1. William E. Smith
2. Michelle D. Smith
- 3.
- 4.

AND

GRANTEE: Nationstar Mortgage LLC

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

TRACT C-3, SKAGIT COUNTY SHORT PLAT NO. 41-85; PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

Assessor's Property Tax Parcel/Account Number(s): P47413

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

The Form of Document Prepared By:
RUTH RUHL, P.C. and
Co-Counsel, Routh Crabtree Olsen, PS

Loan No.: 0596443663
Investor No.: 4005065473

WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR William E. Smith and Michelle D. Smith, husband and wife

("Grantor")

for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Federal National Mortgage Association

("Grantee"),

all the following described real estate, situated in the Skagit County, State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011-3918
DEC 08 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy

TAX PARCEL I.D. NO.: P47413



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Loan No.: 0596443663
Investor No.: 4005065473

THIS DEED is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by William E. Smith and Michelle D. Smith, husband and wife

, as Trustor,
to Land Title Company of Skagit, as Trustee,
for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., as Beneficiary,

dated September 8th, 2006, recorded on September 13th, 2006 under County Auditor's File No. 200609130164, at the Skagit County Clerk's Office, which was assigned by Assignment to Nationstar Mortgage LLC by an Assignment recorded on September 19th, 2011 under County Auditor's File No. 201109190068, which was further assigned to Federal National Mortgage Association by an Assignment recorded on September 27th, 2011 under County Auditor's File No. 201109270050.

Grantor declares that this conveyance is freely made, and that there are no agreements oral or written, other than this deed between grantor and grantee with respect to said land.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed. Said Deed of Trust was made by William E. Smith and Michelle D. Smith, husband and wife

, as Trustor,
to Land Title Company of Skagit, as Trustee,
to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., as Beneficiary,

dated September 8th, 2006, recorded on September 13th, 2006 under County Auditor's File No. 200609130164, at the Skagit County Clerk's Office, which was assigned by Assignment to Nationstar Mortgage LLC by an Assignment recorded on September 19th, 2011 under County Auditor's File No. 201109190068, which was further assigned to Federal National Mortgage Association by an Assignment recorded on September 27th, 2011 under County Auditor's File No. 201109270050.

TO HAVE AND TO HOLD said property, together with all and singular rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit of Grantee in fee simple absolute forever. Grantor shall warrant and defend the right, title and interest to said property unto Grantee against the claims of all persons whomsoever, except for those matters set forth as follows:

N/A

11/25/2011
Date

William E. Smith (Seal)
-Grantor

November 25, 2011
Date

Michelle D. Smith (Seal)
-Grantor

Date

(Seal)
-Grantor

Date

(Seal)
-Grantor



Loan No.: 0596443663
Investor No.: 4005065473

GRANTOR ACKNOWLEDGMENT

State of California §
~~Washington~~ § ss.:
County of Orange §
~~Skagit~~ §

I certify that I know or have satisfactory evidence that William E. Smith and Michelle D. Smith

[name of person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/25/2011

(Seal)



Matthew M. Fabre
(Signature)

Notary Public
(Title of Office)

Huntington Beach, CA 92648
(Place of Residence of Notary Public)



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Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Tract C-3 of Skagit County Short Plat No. 41-85, as approved January 17, 1986, and recorded January 20, 1986, in Volume 7 of Short Plats, page 70, under Auditor's File No. 8601200003, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over the West 60 feet of Tract C-1 of Skagit County Short Plat No. 41-85, as approved January 17, 1986, and recorded January 20, 1986, in Volume 7 of Short Plats, page 70, under Auditor's File No. 8601200003, records of Skagit County, Washington, shown on said Short Plat as Vaara Drive.

Situate in the County of Skagit, State of Washington.



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