

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

When recorded mail to:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067



201201230040

Skagit County Auditor

1/23/2012 Page 1 of 4 10:46AM

TS No.: **WA-11-468384-SH**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

WARRANTY GRANT DEED IN LIEU OF FORECLOSURE

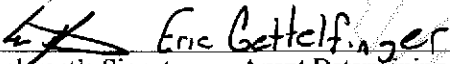
The Grantee herein is the Beneficiary

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

The amount of the unpaid debt, together with cost, was **\$218,571.00**

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**


Declarant's Signature or Agent Determining Tax

102902

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James V. Collett, unmarried man**

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:

LOT 101, "ROSEWOOD PUD PHASE 2 DIVISION 1", AS RECORDED DECEMBER 3, 2003 UNDER AUDITOR'S FILE NO 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property is purported to be: **3408 ROSEWOOD ST, MOUNT VERNON, WA 98273**



P121126

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 grantee 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 **James V. Collett, unmarried man**, as Trustors, **Joan H. Anderson, EVP on behalf of Flagstar Bank, FSB**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMESTEAD MORTGAGE INC.**, the Beneficiary; which was recorded on **9/28/2007**, as Instrument No. **200709280173** in the Official Records of **SKAGIT** County, **WA**, and thereafter assigned to **Federal National Mortgage Association** by the assignment recorded on **10/28/2011** as Instrument No **201110280091** in the Official Records of **SKAGIT, WA**.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012144

JAN 23 2012

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

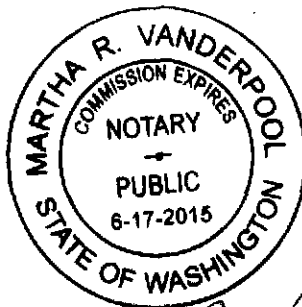
Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated: 12/28/11
By: [Signature]
James V. Collett

STATE OF WA
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that James V. Collett ~~and/or~~
(no other signer) 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: DECEMBER 28, 2011



Martha R. Vanderpool Notary name
printed or typed: MARTHA R. VANDERPOOL

Notary Public in and for the State of Washington

Residing at ARLINGTON, WA

My appointment expires: 6-17-2015

Martha R. Vanderpool
Notary Public



201201230040

Skagit County Auditor

ESTOPPEL AFFIDAVIT

State of: **WASHINGTON**

County of: **SKAGIT**

JAMES V. COLLETT, declare the following:

JAMES V. COLLETT 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: **3408 ROSEWOOD ST, MOUNT VERNON, WA 98273** and described as follows:

LOT 101, "ROSEWOOD PUD PHASE 2 DIVISION 1", AS RECORDED DECEMBER 3, 2003 UNDER AUDITOR'S FILE NO 200312030041, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 **James V. Collett, unmarried man**, as Trustors, **Joan H. Anderson, EVP on behalf of Flagstar Bank, FSB**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMESTEAD MORTGAGE INC.**, the Beneficiary, which was recorded on **9/28/2007**, as Instrument No. **200709280173** in the Official Records of **SKAGIT County, WA**; and thereafter assigned to **Federal National Mortgage Association** by the assignment recorded on **10/28/2011** as Instrument No. **201110280091** in the Official Records of **SKAGIT, 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; and



201201230040

Skagit County Auditor

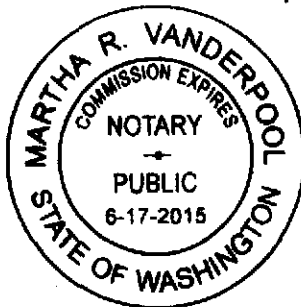
That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

12/28/11
Dated: [Signature]
By: James V. Collett

STATE OF WA
COUNTY OF SNOTHOMIST

I certify that I know or have satisfactory evidence that James V. Collett and/or (no other signer) 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: DECEMBER 28, 2011



MARTHA R. VANDERPOOL Notary name
printed or typed:

Notary Public in and for the State of Washington

Residing at ARLINGTON, WA

My appointment expires: 6-17-2015

Martha R. Vanderpool
Notary Public



201201230040
Skagit County Auditor