

After recording return to:
Terri Davis
Routh Crabtree Olsen, P.S.
13555 SE 36th St., Suite 300
Bellevue, WA 98006



201203090105
Skagit County Auditor

3/9/2012 Page 1 of 2 1:57PM

7037.85851/ Turner, Shawn M. and Erica L.

ESTOPPEL AFFIDAVIT

STATE OF Washington)
COUNTY OF Skagit) ss.

102642-6
GUARDIAN NORTHWEST TITLE CO.

Shawn M. Turner and Erica L. Turner, husband and wife (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 JPMorgan Chase Bank, N.A. (the "Grantee"), conveying the following described property (the "Property") in Skagit County, WA:

LOT 15, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", AS PER PLAT
RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Tax Parcel No. P124548,4892-000-015-0000

Property Address: 610 Ruby Peak Avenue, Mount Vernon, WA 98273

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 were 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 May 9, 2007 and/ or foreclose that certain Deed of Trust recorded under Skagit County Auditor's File No. 200705150094;

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;

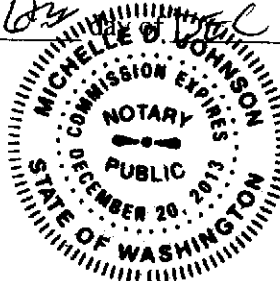
Shawn M. Turner
Shawn M. Turner

Erica L. Turner
Erica L. Turner

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

I certify that I know or have satisfactory evidence that Shawn M. Turner 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 6th day of June, 2011.

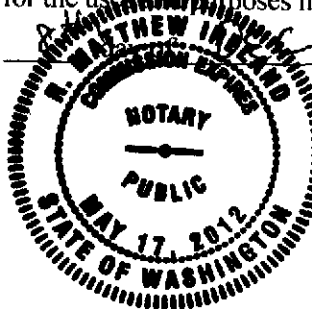


Printed Name: MICHELLE D. JOHNSON
Notary Public in and for the State of Washington,
residing at MDUNT VERNON
My commission expires: 12-20-2013

STATE OF Washington)
) ss.:
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Erica L. Turner 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 8th day of May, 2011.



Printed Name: R. Matthew Ireland
Notary Public in and for the State of Washington,
residing at Mt. Vernon, WA
My commission expires: 5-17-2012



201203090105
Skagit County Auditor