



201205210093

Skagit County Auditor

5/21/2012 Page

1 of

211:59AM

Filed for Record at Request of:
Bishop, White, Marshall, and Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101

GARCIA, JULIAN, 2012-000106/163101631

Document Title:	Statutory Warranty Deed
Reference Number:	200708210120
Grantor:	Julian P. Garcia, a single person
Grantee:	Federal Home Loan Mortgage Corporation
Abbreviated Legal:	Lot 63, Skagit Highlands Div. IV

Statutory Warranty Deed

6275685
1ST AM @163

The Grantor(s) Julian P. Garcia, a single person for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Julian P. Garcia, a single person, as Grantors, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Lender and Lender's successors and assigns; Lender is GN Mortgage, LLC, as Beneficiary, dated August 14, 2007 and filed for record on August 21, 2007, in the mortgage records of Skagit County, Washington, under Auditor's No. 200708210120 which was assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP under Auditors File No. 201109220056, do hereby warrant and convey to Federal Home Loan Mortgage Corporation the following property situated in Skagit County, Washington.

Lot 63, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," a Planned Unit Development, approved August 21, 2006 and recorded on August 23, 2006 under Auditor's File Number 200608230062, records of Skagit County, Washington.

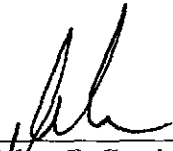
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

TPN: P124975/ 49020000630000

This Deed is being executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interest as to extinguish the above described Deed of Trust, and that its receipt and recording by the Grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the Grantee affirmatively consents to the acceptance of this Deed, after approval of title and property inspection by the Grantee. The receipt or acceptance of this Deed shall in no way restrict the right of Grantee, or the right of its successors in interest, to foreclose the Deed of Trust if

foreclosure is deemed desirable and also pursue a deficiency against the Grantor under the circumstances set forth in R.C.W. 61.24.100(3). From and after the date this Deed is executed, Grantors also assign, transfer and set over to the Grantee any rentals then owing or which may thereafter become due from any occupant or occupants of said property.

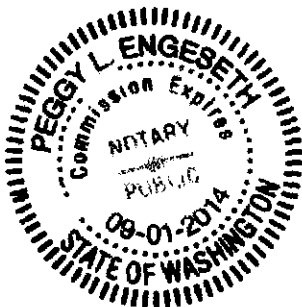
IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed this 25 day of April, 2012.

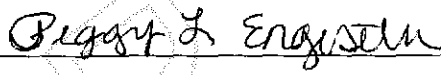

Julian P. Garcia

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Julian P. Garcia 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 this 25th day of April, 2012




Notary Public in and for the State of WA
Residing in: Snohomish
My appointment expires: 09-01-2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121434
MAY 21 2012

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy



201205210093
Skagit County Auditor