

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



201207180074  
Skagit County Auditor

7/18/2012 Page 1 of 4 1:40PM

When recorded mail to:  
CitiFinancial Mortgage Company, Inc.  
14415 S. 50th Street, Suite 100  
Phoenix, AZ 85044

TS No.: WA-12-513344-DIL  
APN No.: 3772-046-010-0001 P55159  
Order No.: 6663437

SPACE ABOVE THIS LINE FOR RECORDER'S USE

103768-1  
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 \$124,193.14

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

Said property is in the city of Skagit, WA

*Tamara Vandebraef, Tamara Vandebraef*  
Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMIE VANARSDALL, AS ADMINISTRATOR OF THE ESTATE OF DONALD B. BOLTON

HEREBY WARRANTS & CONVEYS TO: CITIFINANCIAL, INC. and to his/her successors and assigns the following described real property in the County of SKAGIT State of WA, described as:

LOTS 9 AND 10, BLOCK 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property is purported to be: 1019 17<sup>th</sup> Street, Anacortes, WA 98221

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 DONALD B. BOLTON, AS HIS SEPARATE ESTATE, as Trustor(s), CHICAGO TITLE, as Trustee, and CITIFINANCIAL, INC., the Beneficiary; which was recorded on 4/28/2006, as Instrument No. 200604280170 in the Official Records of SKAGIT County, WA, and thereafter assigned to CITIFINANCIAL, INC.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122146

JUL 18 2012

Amount Paid \$6  
Skagit Co. Treasurer  
By *PLM* 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. See attached Exhibit A.

Dated: June 11, 2012

By: Jamie Van Arsdall  
JAMIE VANARSDALL, AS ADMINISTRATOR OF  
THE ESTATE OF DONALD B. BOLTON

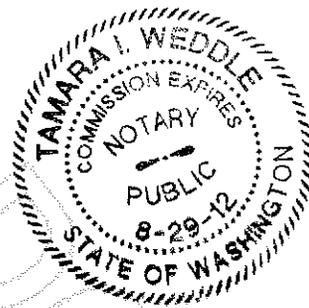
State of: WASHINGTON  
County of: SKAGIT

On this day 6/11/12, personally appeared before me JAMIE VANARSDALL, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2012.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Tamara J. Weddle  
Signature



201207180074

Skagit County Auditor

EXHIBIT A

ESTOPPEL AFFIDAVIT

State of: WASHINGTON  
County of: SKAGIT

**JAMIE VANARSDALL, AS ADMINISTRATOR OF THE ESTATE OF DONALD B. BOLTON**, declare the following:

**JAMIE VANARSDALL, AS ADMINISTRATOR OF THE ESTATE OF DONALD B. BOLTON** are the same parties that executed and delivered the certain Grant Deed to **CITIFINANCIAL, INC.**, on the same date as this document, which conveyed the interest in real property commonly known as: 1910 17<sup>th</sup> Street Anacortes, WA 98221 and described as follows:

**LOTS 9 AND 10, BLOCK 46, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, 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;

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 **DONALD B. BOLTON, AS HIS SEPARATE ESTATE**, as Trustor(s), **CHICAGO TITLE**, as Trustee, and **CITIFINANCIAL, INC.**, the Beneficiary; which was recorded on 4/28/2006, as Instrument No. 200604280170 in the Official Records of SKAGIT County, WA, and thereafter assigned to **CITIFINANCIAL, INC.**

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, **CITIFINANCIAL, INC.**, 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



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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: June 11, 2012

By: Jamie VanArsdall  
JAMIE VANARSDALL, AS ADMINISTRATOR OF  
THE ESTATE OF DONALD B. BOLTON

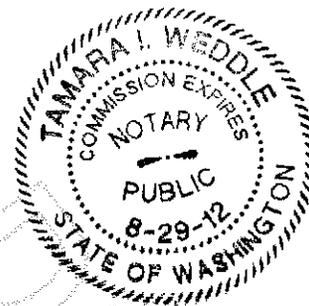
State of: WASHINGTON  
County of: SKAGIT

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Given under my hand and official seal this 11<sup>th</sup> day of June, 2012.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Tamara J. Weddle  
Signature



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