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

201208140039
Skagit County Auditor
8/14/2012 Page 1 of 2 1:45PM

8349.80018/ Litton, Joey M. and Sharon E.

ESTOPPEL AFFIDAVIT

103522-5
GUARDIAN NORTHWEST TITLE CO.

STATE OF _____)
) ss.
COUNTY OF _____)

Joey M. Litton and Sharon E. Litton, husband and wife (the "Grantors" or "Affiants"), being first duly sworn, depose and state:

Grantors are the individuals who made, executed, and delivered that certain Statutory Warranty Deed (the "Deed") to US Bank Trust N.A., as Trustee for Vericrest Opportunity Loan Trust 2012-NPL1 Assets Holdings Trust, by Vericrest Financial, Inc., solely in its capacity as servicer (the "Grantee"), conveying the following described property (the "Property") in Skagit County, WA:

> Lot 27, "EAGLE VALLEY P.U.D.", as per plat recorded in Volume 15 of Plats, pages 181 to 183, inclusive, records of Skagit County, Washington.
>
> Tax Parcel No. 4632-000-027-0006 (P106918)
>
> Property Address: 5179 Aerie Lane, Sedro Woolley, WA 98284

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 October 10, 2007, and/ or foreclose that certain Deed of Trust recorded under Skagit County Auditor's File No. 200710180046;

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.

CONTINUED ON FOLLOWING PAGE

UNOFFICIAL DOCUMENT

Sharon E. Litton POA Joey Litton
Joey M. Litton by Sharon E. Litton, as
Attorney in Fact

Sharon E. Litton
Sharon E. Litton

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

On this 6th day of August, 2012, before me personally appeared Sharon E. Litton to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Joey M. Litton and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath states that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

DATED this 6th day of August, 2012.

MARILYN BALCERAK NOTARY PUBLIC COMMISSION EXPIRES 3-29-16 STATE OF WASHINGTON

Marilyn Balcerak
Printed Name: Marilyn Balcerak
Notary Public in and for the State of Washington
residing at Renton
My commission expires: 3-29-16

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

I certify that I know or have satisfactory evidence that Sharon E. Litton 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 6th day of August, 2012.

MARILYN BALCERAK NOTARY PUBLIC COMMISSION EXPIRES 3-29-16 STATE OF WASHINGTON

Marilyn Balcerak
Printed Name: Marilyn Balcerak
Notary Public in and for the State of Washington
residing at Renton
My commission expires: 3-29-16

UNOFFICIAL DOCUMENT