



201208200101

Skagit County Auditor

8/20/2012 Page

1 of

3 2:17PM

When recorded mail to:

Bank of America, N.A., Tx2-979-01-19  
4500 Amon Carter Blvd.  
Fort Worth, TX 76155

**ESTOPPEL AFFIDAVIT /**

TS#: 01-FSF-120808

Order No.: 6861279

State of Washington

)

ss

County of Skagit

)

**1ST AM**

③/ke4

James W. Macartney and Elke S. Macartney, being duly sworn, depose(s) and say(s)

That I/we executed and delivered that certain Special Warranty Deed dated 8-10-2012 conveying to Bank of America, N.A., as such, the following described property situated in the City of La Conner, County of Skagit, State of Washington, to-wit

Tax Parcel No.: P129360

Full Legal Description:

LOT 623, "SURVEY OF SHELTER BAY DIV. 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

That said deed was an absolute conveyance in effect as well as in form and not a mortgage nor trust conveyance nor security of any kind, that said deed was given in consideration of the cancellation of the entire deed of trust indebtedness, including costs and charges heretofore existing under the terms of that certain deed of trust covering said property dated March 12, 2008, recorded on March 18, 2008 as Auditor's No. 200803180072, records of said county, and the release of record of said deed of trust by said grantee and the cancellation of the note secured by said deed of trust

That said deed of trust indebtedness represented a fair value of the said property so conveyed, and that said deed was made by said affiant freely and voluntarily and not under duress, undue influence, misapprehension or misrepresentation by the said grantee or its agents,

That affiant is solvent and said deed was not given for the purposes of preference of a creditor, nor given to hinder, delay or defraud creditors but in good faith for the consideration aforesaid,

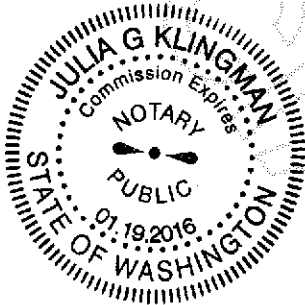
That this affidavit is made for the protection and benefit of grantee and successors in interest and the title insurance company as inducement to issue its policy of title insurance to grantee as owner of the above described property

J W Macartney  
By: JAMES W. MACARTNEY

Elke S. Macartney  
By: ELKE S. MACARTNEY

8/10/2012  
Dated

SUBSCRIBED and SWORN TO before me this 10 day of August, 2012.



By: Julia G. Klingman  
Notary Public residing at Anacortes  
Printed Name Julia G. Klingman  
My commission expires 1-19-16

THE GRANTOR, James W. Macartney and Elke S. Macartney, for and in consideration of CANCELLATION OF INDEBTEDNESS, grant(s), bargain(s), sell(s), convey(s) and confirm(s) to Bank of America, N.A. (lender), as such, the following described real estate situated in the County of Skagit, State of Washington, together with any mobile or manufactured home(s) thereon

Tax Parcel No.: P129360

Full Legal Description:

LOT 623, "SURVEY OF SHELTER BAY DIV. 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

This deed is absolute conveyance of title and is executed and delivered in lieu of foreclosure by Grantors of that certain Deed of Trust dated March 12, 2008, recorded on March 18, 2008 as Auditor's No. 200803180072, in Skagit County, Washington.

Grantor concurrently herewith transfer(s) and assign(s) any and all reserve accounts held with respect to the subject loan account to Grantee

Grantor warrants that no labor has been performed nor any materials delivered to the property described herein which have been fully paid and in consequence of which any lien may be claimed or enforced against said property

WA Estoppel Affidavit



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Skagit County Auditor

Grantor agrees that this deed shall not operate to extinguish that deed of trust referred to hereinabove and unless and until this deed is accepted by Grantee and placed by Grantee of record

The Grantor and his successors in interest do by these presents expressly limit the covenants of the deed to these herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whosoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, will forever warranty and defend the said described real estate

J W Macartney  
By: JAMES W. MACARTNEY

Elke S Macartney  
By: ELKE S. MACARTNEY

8/10/2012  
Dated

STATE OF Washington  
COUNTY OF Skagit } ss.

On August 10, 2012 before me Julia G Klingman, Notary Public in and for said county, personally appeared James W. Macartney and Elke S. Macartney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are described to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By Julia G Klingman  
Notary Public residing at Anacortes  
Printed Name Julia G Klingman  
My commission expires 1-19-16

