

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



201208220069  
Skagit County Auditor

8/22/2012 Page 1 of 3 2:16PM

When recorded mail to:  
NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

TS No.: **WA-12-508410-DIL**  
APN No.: **472500-0-005-0000**  
Order No.: **120143949**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY GRANT DEED IN LIEU OF FORECLOSURE

To be signed in counterpart

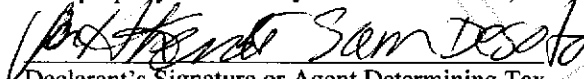
The Grantee herein is the Beneficiary

The Documentary Transfer Tax is **\$0.00**

The amount of the unpaid debt, together with cost, was **\$450,557.14**


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

Said property is in the city of **ANACORTES, WA**

  
Declarant's Signature or Agent Determining Tax

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2579  
AUG 22 2012

Amount Paid \$0  
By  Skagit Co. Treasurer  
Deputy

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RUSSELL C. BISPING, JR., AND CATHERINE A. ROMINE-BISPING, AS TRUSTEES OF THE RUSSELL C. BISPING, JR., AND CATHERINE A. ROMINE-BISPING JOINT LIVING TRUST**

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

**LOT 5, PLAT OF THE MEADOWS DIV. NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON; SITUATED ON SKAGIT COUNTY, WASHINGTON.**

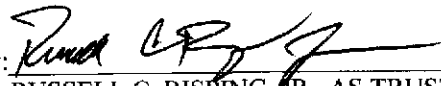
Property is purported to be: **2107 MEADOWS LN, ANACORTES, WA 98221**

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 **RUSSELL BISPING, JR. AND CATHERINE BISPING, HUSBAND AND WIFE**, as Trustor(s), **LAND TITLE COMPANY**, as Trustee, and **WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, A FEDERAL SAVINGS BANK**, the Beneficiary; which was recorded on **3/8/2005**, as Instrument No. **200503080070** in the Official Records of **SKAGIT** County, **WA**, and thereafter assigned to **MOREQUITY, INC.** by the assignment recorded on **08/18/2009**, as Instrument No. **200908180043**, in the Official Records of **SKAGIT** County, **WA**.

"This instrument is being recorded as an  
**ACCOMMODATION ONLY**, with no  
Representation as to its effect upon title"

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: MAY 18 2012

By:   
RUSSELL C. BISPINGTON, JR., AS TRUSTEE

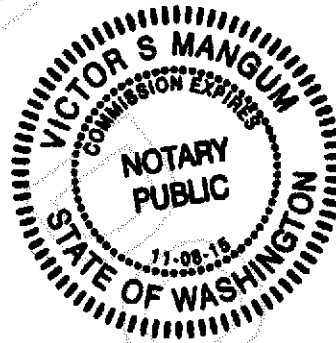
State of: Washington  
County of: Pierce

On this day 5/18/12 personally appeared before me **RUSSELL C. BISPINGTON, JR.**, 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 8th day of May, 2012.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

  
Signature



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Skagit County Auditor

**EXHIBIT A**

**ESTOPPEL AFFIDAVIT**

State of: WASHINGTON

County of: SKAGIT

**RUSSELL C. BISPING, JR., AS TRUSTEE**, declares the following:

**RUSSELL C. BISPING, JR., AS TRUSTEE** is the same party that executed and delivered the certain Grant Deed to **MOREQUITY, INC.**, on the same date as this document, which conveyed the interest in real property commonly known as: **2107 MEADOWS LN, ANACORTES, WA 98221** and described as follows:

**LOT 5, PLAT OF THE MEADOWS DIV. NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON; SITUATED ON 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 **RUSSELL BISPING, JR. AND CATHERINE BISPING, HUSBAND AND WIFE**, as Trustor(s), **LAND TITLE COMPANY**, as Trustee, and **WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, A FEDERAL SAVINGS BANK**, the Beneficiary; which was recorded on **3/8/2005**, as Instrument No. **200503080070** in the Official Records of **SKAGIT County, WA**, and thereafter assigned to **MOREQUITY, INC.** by the assignment recorded on **08/18/2009**, as Instrument No. **200908180043**, in the Official Records of **SKAGIT County, WA**.

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, **MOREQUITY, 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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