

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



201210110096

Skagit County Auditor

10/11/2012 Page 1 of 4 1:43PM

When recorded mail to:
FEDERAL NATIONAL MORTGAGE
ASSOCIATION
350 Highland Drive
Lewisville, TX 75067

TS No.: WA-12-495167-SH
Order No: 7008438
APN No.: P102164

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

104253-2

WARRANTY GRANT DEED IN LIEU OF FORECLOSURE

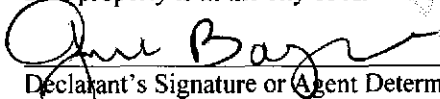
The Grantee herein is the Beneficiary

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

The amount of the unpaid debt, together with cost, was **\$126,031.00**

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

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

 **GINA BARAJAS**
Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ROBERT G. MILLER, AS HIS SEPARATE ESTATE, WHO ACQUIRED TITLE AS ROBERT G. MILLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.**

HEREBY WARRANTS & CONVEYS TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and to his/her successors and assigns the following described real property in the County of **SKAGIT** State of **WA**, described as:

LOTS 1, 2 AND THE EASTERLY 5 FEET OF LOT 3, BLOCK 1507, "NORTHERN PACIFIC ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO BEING KNOWN AS TRACT A OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9301290038 IN VOLUME 13 OF SURVEYS, PAGE 195, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Property is purported to be: **4002 4TH 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 **ROBERT G. MILLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor(s), **CHICAGO TITLE COMPANY- INLAND DIVISION**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR GMAC MORTGAGE CORPORATION**, the Beneficiary; which was recorded on **12/3/2004**, as Instrument No. **200412030134** in the Official Records of **SKAGIT** County, **WA**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123216
OCT 11 2012

Amount Paid \$
Skagit Co. Treasurer
By *hmm* 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: 4 Sept 2012

By: 
ROBERT G. MILLER

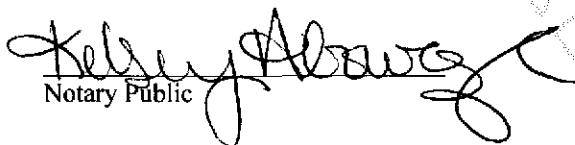
State of: California

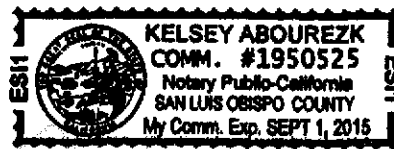
County of: San Luis Obispo

On 9/4/2012 before me, Kelsey Abourezk a notary public, personally appeared ROBERT G. MILLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



201210110096
Skagit County Auditor

Exhibit A

ESTOPPEL AFFIDAVIT

State of: Washington
County of: Skagit

ROBERT G. MILLER, declares the following:

ROBERT G. MILLER is the same party that executed and delivered the certain Grant Deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **4002 4TH STREET, ANACORTES, WA 98221** and described as follows:

LOTS 1,2 AND THE EASTERLY 5 FEET OF LOT 3, BLOCK 1507, "NORTHERN PACIFIC ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO BEING KNOWN AS TRACT A OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9301290038 IN VOLUME 13 OF SURVEYS, PAGE 195, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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;

That the consideration for said Grant Deed is that the Lender 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 **ROBERT G. MILLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor(s), **CHICAGO TITLE COMPANY- INLAND DIVISION**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR GMAC MORTGAGE CORPORATION**, the Beneficiary; which was recorded on **12/3/2004**, as Instrument No. **200412030134** in the Official Records of **SKAGIT County, WA**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment;

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, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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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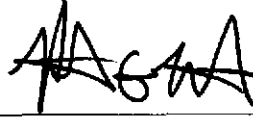
Skagit County Auditor

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:

4 sept 2012

By:



ROBERT G. MILLER

State of:

California

County of:

San Luis Obispo

On

9/4/2012

before me,

Kelsey Abourezk

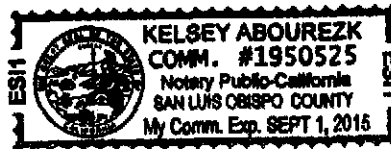
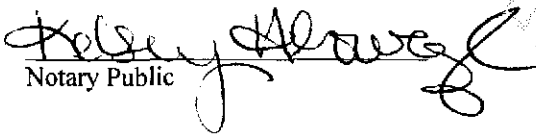
a notary public, personally

appeared ROBERT G. MILLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public



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