



201303070069
Skagit County Auditor

3/7/2013 Page 1 of 2 3:51PM

Filed for Record at Request of:

Bishop, White, Marshall, and Weibel, P.
720 Olive Way, Suite 1201
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013779
MAR 07 2013

LAND TITLE OF SKAGIT COUNTY

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

144941-5

Esguerra, Evaristo, 2012-0002105

Document Title:	Statutory Warranty Deed
Reference Number:	200503250076
Grantor:	Evaristo P. Esguerra, a married man
Grantee:	Bank of America, N.A. for the benefit of Wells Fargo Bank, N.A.
Abbreviated Legal:	Lot 3, Blackberry Meadows

Statutory Warranty Deed

The Grantor(s) Evaristo P. Esguerra, an unmarried individual for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Evaristo P. Esguerra, a married person, as Grantors, in favor of Alaska USA Mortgage Company, LLC, as Beneficiary, dated March 23, 2005 and filed for record on March 25, 2005, in the mortgage records of Skagit County, Washington, under Auditor's No. 200503250076, do hereby warrant and convey to Bank of America, N.A. for the benefit of Wells Fargo Bank, N.A. the following property situated in Skagit County, Washington.

Lot 3, "Plat of Blackberry Meadows", as per plat recorded in Volume 16 of Plats, pages 147 and 148, records of Skagit County, Washington.


Situate in the County of Skagit, State of Washington.

TPN: 4686-000-003-0000 /P110826

This Deed is being executed and delivered with the express understanding that it does not operate, even though placed of record, to effect such a merger of interest as to extinguish the above described Deed of Trust, and that its receipt and recording by the Grantee does not constitute legal delivery and shall be of no binding force or effect whatsoever until such time as the Grantee affirmatively consents to the acceptance of this Deed, after approval of title and property inspection by the Grantee. The receipt or acceptance of this Deed shall in no way restrict the right of Grantee, or the right of its successors in interest, to foreclose the Deed of Trust if foreclosure is deemed desirable and also pursue a deficiency against the Grantor under the circumstances set forth in R.C.W. 61.24.100(3). From and after the date this Deed is executed,

Grantors also assign, transfer and set over to the Grantee any rentals then owing or which may thereafter become due from any occupant or occupants of said property.

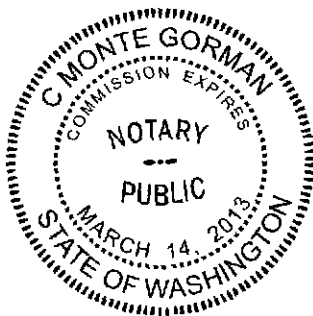
~~15TH~~ IN WITNESS WHEREOF, said Grantors have caused this instrument to be executed this ~~15TH~~ day of JANUARY, 2013.



Evaristo P Esguerra

State of WASHINGTON)
County of SKAGIT) ss.
)

I certify that I know or have satisfactory evidence that Evaristo P. Esguerra is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 18TH day of JANUARY, 2013




Notary Public in and for the State of WASHINGTON
Residing in: LA CORDER, WA
My appointment expires: 14 MARCH 2013

DIL-WA-DeedsBorrowerSWDeed-4



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Skagit County Auditor