

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



Skagit County Auditor \$75.00  
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When recorded mail recordings and tax statements  
to:  
Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, TX 75067

TS No.: WA-13-542602-SH  
Order No.: 8281090  
AP No.: 3766-003-009-0003 (P54757)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

105407-1

## WARRANTY DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TOM WELLER AND KIMLA WELLER, HUSBAND AND WIFE**

HEREBY CONVEY(S) TO: **NATIONSTAR MORTGAGE, LLC** and to its successors and assigns ("Grantee") the following described real property in the County of **SKAGIT** State of **WASHINGTON**, described as:

**LOT 9, BLOCK 3, ALBERT BALCH'S WEDGWOOD AN ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Property is purported to be: **1102 S. 19TH ST, MOUNT VERNON, WA 98274**

This deed is an absolute conveyance, the Grantor(s) 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 Grantor(s) as related to the obligations of the deed of trust existing on said property executed by **TOM WELLER AND KIMLA WELLER, HUSBAND AND WIFE** as Trustor(s), **CHICAGO TITLE** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC**, the Beneficiary; which was recorded on **3/22/2007**, as Instrument No. **200703220122** in the Official Records of **SKAGIT** County **WASHINGTON**.

Grantor(s) declare(s) that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance and which is incorporated herein by this reference. See attached Exhibit A.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 2304

JUN 17 2013

Amount Paid \$ ☒  
Skagit Co. Treasurer  
By *llc* Deputy

That in the execution and delivery of said Deed in Lieu affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and

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: June 3, 2013

By: TOM WELLER

By: KIMLA WELLER

State of: WASHINGTON

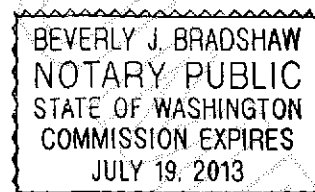
County of: SNOHOMISH

On JUNE 3, 2013 before me, BEVERLY BRADSHAW, Notary Public,

personally appeared **TOM WELLER & KIMLA WELLER**, who proved to me on the basis of satisfactory evidence 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 in his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Seal)



July 19, 2013  
My Commission Expires



201306170201

Skagit County Auditor

\$75.00

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**EXHIBIT A  
ESTOPPEL AFFIDAVIT**

State of: WASHINGTON

County of: SKAGIT

**TOM WELLER & KIMLA WELLER** declare the following:

**TOM WELLER, KIMLA WELLER** are the same parties that executed and delivered the concurrently recorded Deed in Lieu of Foreclosure to **NATIONSTAR MORTGAGE, LLC**, on the same date as this document, which conveyed the interest in real property commonly known as: **1102 S 19TH ST, MOUNT VERNON, WA 98274** and described as follows:

**LOT 9, BLOCK 3, ALBERT BALCH'S WEDGWOOD AN ADDITION TO MOUNT VERNON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.**

The Deed in Lieu 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 Deed in Lieu and this Affidavit, the Grantor(s) have vacated the property and surrendered possession to the Grantee;

That the consideration for said Deed is that the Grantee agrees not to bring a foreclosure action on the debt against the Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by by **TOM WELLER AND KIMLA WELLER, HUSBAND AND WIFE** as Trustor(s), **CHICAGO TITLE** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC**, the Beneficiary; which was recorded on **3/22/2007**, as Instrument No. **200703220122** in the Official Records of **SKAGIT** County **WASHINGTON**.

That Grantor(s) 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 Grantor(s) as of the date hereof;

That the parties intend that the deed of trust or mortgage described above survive and not merge with the fee interest transferred by the Deed in Lieu;

The Deed in Lieu was not given as a preference against any other creditors of the affiants. The Grantor(s) are solvent at the time of making of the Deed in Lieu and have no other creditors whose rights would be prejudiced by this conveyance;

This Affidavit is made for the benefit of the Grantee in said Deed in Lieu, **NATIONSTAR MORTGAGE, LLC** 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;



201306170201

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\$75.00

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Dated: June 3, 2013 By: TOM WELLER

Kimla R. Weller  
By: KIMLA WELLER

State of: WASHINGTON

County of: SNOHOMISH

On JUNE 3, 2013 before me, BEVERLY BRADSHAW, Notary Public,

personally appeared **TOM WELLER & KIMLA WELLER**, who proved to me on the basis of satisfactory evidence 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 in his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

(Seal)

Beverly Bradshaw  
JULY 19, 2013  
My Commission Expires

BEVERLY J. BRADSHAW  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JULY 19, 2013

