



201308280150

Skagit County Auditor

\$76.00

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5 2:39PM

Return Address:

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

917430

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in) **Deed in Lieu of Foreclosure**

Reference Number(s) of related Documents:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

Yates, Steven N

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

Federal National Mortgage Association

Additional names on page _____ of document.

Trustee NA**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Tract 47 of the unrecorded Plat of "Cobahud Waterfront Tracts, Swinomish Reservation,
Skagit county, Washington

Additional legal is on page 2 of document.**Assessor's Property Tax Parcel/Account Number**

P129624, 5103-000-047-0000

☐ Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. USR / 78984269

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

UNRECORDED
WHEN RECORDED MAIL TO:
DATAQUICK TITLE
6 CAMPUS CIRCLE, SUITE 430
WESTLAKE, TX 76262

[Space Above This Line For Recording Data]

Exempt per WAC 458-61A-208 3 (a)

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that **STEVEN N. YATES, A SINGLE PERSON** hereinafter called grantor, for **\$161,751.72** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** whose address is c/o WELLS FARGO HOME MORTGAGE MAC X9999-01N, 1000 BLUE GENTIAN ROAD, SUITE 300, EAGAN, MN 55121 and assigns all of that certain leasehold real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of SKAGIT, State of Washington, described as follows:

A Leasehold Interest in the following described Property:

Tract 47 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON," on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, being a portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M., EXCEPT Pull and Be Damned Road.

A 1998 Lot Line Adjustment has changed the dimensions of this property from the Original Plat. The property is 45 feet in width, not 50. See Tribal Planning Office.

PROPERTY ADDRESS: 17814 NANNA LANE, LA CONNER, WA 98257

TAX PARCEL NO: P129624, 5103-000-047-0000

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys leasehold title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made. *See Estoppel Affidavit attached as Exhibit "A"*

The true and actual consideration for this transfer consists of \$161,751.72 and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on 3/9/2009, by grantor in favor of WELLS FARGO BANK, N.A. and recorded as Instrument No. 200903120072, of the real property records of SKAGIT County, Washington on 3/12/2009.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3496

AUG 28 2013

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



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IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of July, 2013

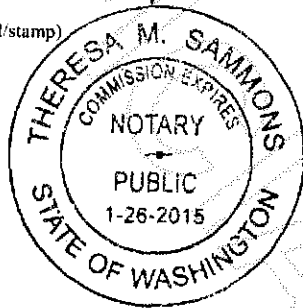
Steven N. Yates
STEVEN N. YATES

STATE OF WASHINGTON)
COUNTY OF Skagit)SS.

I certify that I know or have satisfactory evidence that STEVEN N. YATES, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 July 2013

(seal/stamp)



Theresa Sammons
Notary Public
My Appointment Expires: 1/26/15

PREPARED BY/REVIEWED BY:
TERRY HANSEN, ATTORNEY AT LAW
901 N. BRUTSHER ST. SUITE 206
NEWBERG, OR 97132



Exhibit "A"
ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON)
COUNTY OF Skagit)SS.

STEVEN N. YATES, A SINGLE PERSON ("Grantor"), being first duly sworn, depose and say: That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("Grantee"), dated this day of 7-12-13, 2013, conveying the following described property, to-wit:

A Leasehold Interest in the following described Property:

Tract 47 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON," on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, being a portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M., EXCEPT Pull and Be Damned Road.

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PROPERTY ADDRESS: 17814 NANNA LANE, LA CONNER, WA 98257

TAX PARCEL NO: P129624, 5103-000-047-0000

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in said deed to convey, and by said deed affiant did convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**.

That in the execution and delivery of said deed affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress.

That aforesaid deed was not given as a preference against any other creditors of the deponent, that at the time it was given there was no other person or persons, firms or corporations, other than **STEVEN YATES, A SINGLE PERSON**, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, who have an interest, either directly, or indirectly, in said premises; that this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that deponent is not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiant of the sum of \$161,751.72 by **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and its agreement to forbear taking any action against affiant to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiant in such foreclosure action. The mortgage referred to herein was executed by **STEVEN N. YATES, A SINGLE PERSON** to **WELLS FARGO BANK, N.A.**, dated 3/9/2009, recorded on 3/12/2009 at Instrument No. 200903120072, of the real property records of **SKAGIT County**, State of Washington. At the time of making said deed in lieu of foreclosure affiant believed and now believes that the aforesaid consideration therefore presents the fair value of the property so decided, or more.

This affidavit is made for the protection and benefit of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

The affiant 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 hereinabove set forth.

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I (WE) UNDERSTAND THAT I (WE) HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I (WE) HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

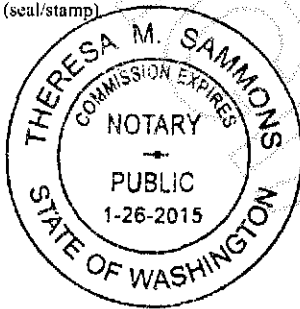
Dated: 12 July 2013

Steven N. Yates
STEVEN N. YATES

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

Signed and sworn to (or affirmed) before me on 7/12/13 by STEVEN N YATES.

(seal/stamp)



Theresa Sammons
Notary Public
My Appointment Expires: 1/26/15



+U04225324+
7909 8/23/2013 78984269/1

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