

SKAGIT COUNTY WA
REAL ESTATE EXAM

20133582

SEP 08 2013

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



201309030216

Skagit County Auditor

\$74.00

9/3/2013 Page

1 of

3

1:57PM

Recording Requested by and After Recording Return to:
Charles A. Brown
Charles A. Brown & Associates, P.L.L.C.
2316 Southmore
Pasadena, Texas 77502
Loan Number: 879674

POOR ORIGINAL

DEED IN LIEU OF FORECLOSURE

Grantor: Phillip J. Damon aka Phillip June Damon, and Joy Luann Damon, his wife

Grantor's Address: 8845 Bradshaw Road, Elk Grove, CA 95624

Grantee: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Grantee's Address: 350 Highland Drive, Lewisville, TX 75067

Real Property - Address: 508 Fidalgo Street, Sedro Woolley, WA 98284

Real Property - Legal Description:

LOT 18 AND 19, BLOCK 15, "PLAT OF THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel Number: 4149-015-019-0001 PIN ID No. P75460

WITNESSETH:

WHEREAS, the parties hereto do acknowledge that Grantor, Phillip J. Damon aka Phillip June Damon, and Joy Luann Damon, his wife, is now in default under the terms of a note executed 7/11/2008, and further secured by a mortgage or deed of trust of even date in the original amount of \$352,500.00, recorded 7/21/2008 as Document No. 200807210103, in the official records of the County of SKAGIT, WA.

Grantor and Grantee further expressly acknowledge and agree that (1) this Deed is not intended, and shall not operate or cause the cancellation, discharge, extinguishment, or merger of the Note, the Mortgage or Deed of Trust, or any other document or debt instrument given to secure the Note or any other obligation due and owing to Grantee, and (2) the delivery and acceptance of this Deed by Grantee shall not preclude the Grantee from enforcing any of its rights under the Mortgage or any other document or debt instrument given to secure the Note or any obligation due and owing to Grantee. Never the less, Grantee covenants and agrees not to seek deficiency judgments or any other form of personal liability against the Grantor with respect to the indebtedness.

NOW, THEREFORE, for an in consideration of the above and foregoing, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, in fee simple, the following described real estate, situated in SKAGIT, WA, and described as follows:

LOT 18 AND 19, BLOCK 15, "PLAT OF THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances belonging or in anywise appertaining; and all reversions, remainders, rents, issues and profits; and all the estate, right, title, interest, claim, or demand of the Grantor, either in law or equity.

IN WITNESS, the Grantor has set their hands the day and year first above written.

5/29/13
Date
5/29/13
Date

Phillip J. Damon
Phillip J. Damon aka Phillip June Damon
Joy Luann Damon
Joy Luann Damon



201309030216

Skagit County Auditor

\$74.00

9/3/2013 Page

2 of

3 1:57PM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

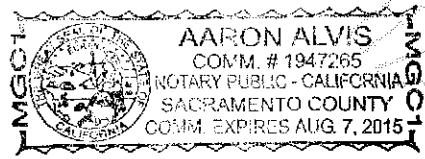
State of California

County of SACRAMENTO

On 05/29/13 before me, Aaron Alvis (notary public)
Date Here Insert Name and Title of the Officer

personally appeared Phillip J. Damon and Joy Luann
Name(s) of Signer(s)
Damon

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.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed in lieu of foreclosure
Document Date: May 29th 2013 Number of Pages: 1
Signer(s) Other Than Named Above: none

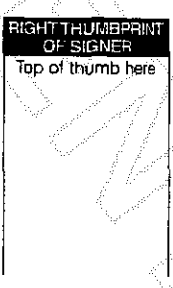
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

