

AFTER RECORDING MAIL TO:

Company Name: RUTH RUHL, P.C.
Contact Name: Recording Department
Address: 2801 Woodside Street
City/State: Dallas, Texas 75204



201311150094

Skagit County Auditor \$76.00
11/15/2013 Page 1 of 5 3:52PM

LOAN #: 0596636525

DOCUMENT TITLE: WARRANTY DEED IN LIEU OF FORECLOSURE

REFERENCE NUMBERS OF RELATED DOCUMENTS:

Book/Liber: Page: Instrument No.:

BETWEEN

GRANTOR(S):

1. Greg D. Wyles
2. Brooke M. Wyles
- 3.
- 4.

AND

GRANTEE: Federal National Mortgage Association

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
SITUATED IN SKAGIT COUNTY, WASHINGTON.

WEST HALF OF THE NORTH EAST QUARTER
OF THE SOUTH EAST QUARTER OF
THE NORTH WEST QUARTER OF
SECTION 19, TOWNSHIP 34 NORTH,
RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN

Assessor's Property Tax Parcel/Account Number(s): P26670

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

The Form of Document Prepared By:
RUTH RUHL, P.C. and
Co-Counsel, Routh Crabtree Olsen, PS

Loan No.: 0596636525
Investor No.: 1704053523

WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR Greg D. Wyles and Brooke M. Wyles, husband and wife

("Grantor")

for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Federal National Mortgage Association

("Grantee"),

all the following described real estate, situated in the Skagit County, State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134626

NOV 15 2013

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

TAX PARCEL I.D. NO.: P26670



201311150094

Loan No.: 0596636525
Investor No.: 1704053523

THIS DEED is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Greg D. Wyles and Brooke M. Wyles, husband and wife

_____, as Trustor,
to Washington Administrative Services, Inc. _____, as Trustee,
for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc.

_____, as Beneficiary,
dated May 24th, 2007 _____, recorded on May 29th, 2007 _____ under County Auditor's File No.
200705290209 _____ at the Skagit County Clerk's Office, which was assigned by Assignment to

Federal National Mortgage Association
_____, recorded under County Auditor's File No. N/A or recorded simultaneously herewith.

Grantor declares that this conveyance is freely made, and that there are no agreements oral or written, other than this deed between grantor and grantee with respect to said land.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed. Said Deed of Trust was made by Greg D. Wyles and Brooke M. Wyles, husband and wife

_____, as Trustor,
to Washington Administrative Services, Inc. _____, as Trustee,
to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc.

_____, as Beneficiary,
dated May 24th, 2007 _____, recorded on May 29th, 2007 _____ under County Auditor's File No. 200705290209 ,
at the Skagit _____ County Clerk's Office, which was assigned by Assignment to Federal National Mortgage

Association
recorded under County Auditor's File No. N/A or recorded simultaneously herewith.

TO HAVE AND TO HOLD said property, together with all and singular rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit of Grantee in fee simple absolute forever. Grantor shall warrant and defend the right, title and interest to said property unto Grantee against the claims of all persons whomsoever, except for those matters set forth as follows: _____

N/A

Date JUNE 17, 2013 _____ (Seal)
Greg D. Wyles -Grantor

Date June 17, 2013 _____ (Seal)
Brooke M. Wyles -Grantor

Date _____ (Seal)
-Grantor

Date _____ (Seal)
-Grantor



EXHIBIT A

The West Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion lying Southerly of a line 100 feet North of and parallel to the North line of Cascade Avenue produced West from Martin & Bailey's Addition to West Mt. Vernon, Skagit County, Wash., according to the plat thereof, recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington;

AND EXCEPT the following described tract:

Beginning at the Northwest corner of said West Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter.

Thence North $89^{\circ}14'30''$ East along the North line of said subdivision 168.0 feet;

Thence South 60 feet, more or less, to a point 110 feet North of the North line of Cascade Avenue;

Thence West parallel to and 110 feet North of the North line of Cascade Avenue 158 feet, more or less, to the West line of said subdivision;

Thence North $1^{\circ}01'45''$ East along the West line of said subdivision, a distance of 56.13 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington



201311150094

Skagit County Auditor

\$76.00

11/15/2013 Page

5 of

5

3:52PM