

When Recorded recordings and tax statements to:
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254



201406050091

Skagit County Auditor

\$75.00

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TS No.: WA-14-613001-TC

Order No.: 140050390

APN No.: 4379-000-119-0003 P20872

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GARY D. WRIGHT AND CATHERINE D. WRIGHT, HUSBAND AND WIFE** ("Grantor(s)")

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

LOT 119, "THUNDERBIRD EAST FIRST ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 20, 21 AND 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property is purported to be: **3914 PUEBLO HEIGHTS DRIVE, MOUNT VERNON, WA 98273-9133**

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 **GARY D. WRIGHT AND CATHERINE D. WRIGHT, HUSBAND AND WIFE**, as Trustor(s), **FIRST AMERICAN TITLE COMPANY**, as Trustee and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION**, the Beneficiary; which was recorded on **5/10/2006**, under Recording No. **200605100147**, 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
20141946
JUN 05 2014

Amount Paid \$6
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated: 4-22-14

Gary D. Wright
By: GARY D. WRIGHT

Catherine D. Wright
By: CATHERINE D. WRIGHT

State of: WA

County of: Skagit

On April 22, 2014 before me, Lindsey Swan, Notary Public, personally appeared **GARY D. WRIGHT AND CATHERINE D. WRIGHT**, 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.

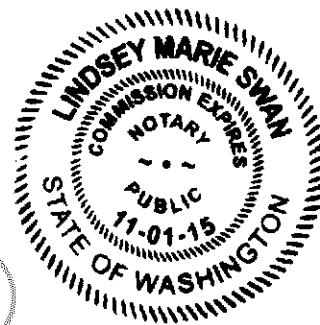
WITNESS my hand and official seal.

(Seal)

L. Swan

11-1-15

My Commission Expires



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**EXHIBIT A
ESTOPPEL AFFIDAVIT**

State of: **WASHINGTON**

County of: **SKAGIT**

GARY D. WRIGHT AND CATHERINE D. WRIGHT declare the following:

GARY D. WRIGHT AND CATHERINE D. WRIGHT are the same parties that executed and delivered the concurrently recorded Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** on the same date as this document, which conveyed the interest in real property commonly known as: **3914 PUEBLO HEIGHTS DRIVE, MOUNT VERNON, WA 98273-9133** and described as follows:

**LOT 119, "THUNDERBIRD EAST FIRST ADDITION", ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 20, 21 AND 22, 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 **GARY D. WRIGHT AND CATHERINE D. WRIGHT, HUSBAND AND WIFE**, as Trustor(s), **FIRST AMERICAN TITLE COMPANY**, as Trustee and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR **WHIDBEY ISLAND BANK**, A WASHINGTON CORPORATION, the Beneficiary; which was recorded on **5/10/2006**, under Recording No. **200605100147**, 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, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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;



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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: 4/22/14

Gary D. Wright
By: **GARY D. WRIGHT**

Catherine D. Wright
By: **CATHERINE D. WRIGHT**

State of: WA

County of: Skagit

On April 22, 2014 before me, Lindsey Swan, Notary Public, personally appeared **GARY D. WRIGHT AND CATHERINE D. WRIGHT**, 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)

L. Swan

11-1-15
My Commission Expires

