



Return to:

UST GLOBAL INC.

345 Rouser Rd., Suite 201

Moon Twp., PA 15108

PARCEL# P69601

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142078
JUN 18 2014

Amount Paid \$ ~~2~~
Skagit Co. Treasurer
By *ham* Deputy

Title of Document:

Deed In Lieu of Foreclosure

Date of Document:

JANUARY 15TH 2014

Name of Grantor(s):

THE HEIRS AND DEVISEES OF WALTER L. BERREY, DECEASED, AND JANA L. BERREY, AS HER SEPARATE ESTATE

Address of Grantor(s):

3622 SAMISH VIEW LANE, SEDRO WOOLEY, WA 98284

Name of Grantee(s):

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Address of Grantee(s):

1000 BLUE GENTIAN ROAD, SUITE 300, EAGAN, MN 55121

Legal Description:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT "E", "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE NORTH 581.1 FEET OF THAT CERTAIN UNNUMBERED TRACT SHOWN AS NORTHWEST 1/4 OF THE SOUTHEAST 1/4 WEST OF ROAD IN "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT "D" OF SAID "CORRECTED PLAT OF SLIPPER'S ACRES"; THENCE SOUTH 2 DEGREES 31' WEST ALONG THE WEST MARGIN OF PAVED ROAD AS CONVEYED TO SKAGIT COUNTY IN VOLUME 141 OF DEEDS, AT PAGE 4, 256.1 FEET; THENCE NORTH 89 DEGREES 22' WEST 553.3 FEET; THENCE NORTH 3 DEGREES 41' WEST 256.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT "D"; THENCE SOUTH 89 DEGREES 22' EAST ALONG THE SOUTH LINE OF SAID LOT "D", 581.0 FEET TO THE POINT OF BEGINNING.

WHEN RECORDED MAIL TO:

DATA/QUICK TITLE

6 CAMPUS CIRCLE, SUITE 430 **QST** UST Global
WESTLAKE, TX 76262 345 Rouser Road
Suite 201

Moan Township, PA 15108

[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 **THE HEIRS AND DEVISEES OF WALTER L. BERREY, DECEASED, AND JANA L. BERREY, AS HER SEPARATE ESTATE** hereinafter called grantor, for \$263,430.71 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 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:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT "E", "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE NORTH 581.1 FEET OF THAT CERTAIN UNNUMBERED TRACT SHOWN AS NORTHWEST 1/4 OF THE SOUTHEAST 1/4 WEST OF ROAD IN "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED TRACT:

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PROPERTY ADDRESS: 3622 SAMISH VIEW LANE SEDRO WOOLLEY, WA 98284

TAX PARCEL NO: P69601

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 fee simple 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 \$263,430.71 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 11/20/2006, by **WALTER L. BERREY AND JANA L. BERREY, HUSBAND AND WIFE** in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EQUITY ONE, INC.** and recorded as Instrument No. 200612040143, of the real property records of Skagit County, Washington on 12/4/2006. Said mortgage assigned by Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Equity One, Inc. to Wells Fargo Bank, N.A., by assignment dated 04/10/2013, and recorded 04/16/2013, as Instrument No. 201304160026. Said mortgage assigned by Wells Fargo Bank, N.A. to Federal National Mortgage Association, by assignment dated _____, and recorded _____, as Instrument No. _____.



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Skagit County Auditor

\$76.00

6/13/2014 Page

2 of

5 2:08PM

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of June, 2014.

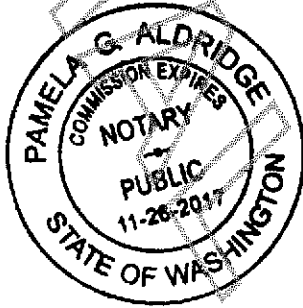
Jana L. Berrey
JANA L. BERREY

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I certify that I know or have satisfactory evidence that JANA L. BERREY, 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: 6/6/14

(seal/stamp)



Pamela G. Aldridge
Notary Public
My Appointment Expires: 11-26-17

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



201406130080

Skagit County Auditor

\$76.00

6/13/2014 Page

3 of

5 2:08PM

Exhibit "A"
ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON)
COUNTY OF Skagit)SS.

THE HEIRS AND DEVISEES OF WALTER L. BERREY, DECEASED, AND JANA L. BERREY, AS HER SEPARATE ESTATE ("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 6 day of JUNE, 2014, conveying the following described property, to-wit:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT "E", "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE NORTH 581.1 FEET OF THAT CERTAIN UNNUMBERED TRACT SHOWN AS NORTHWEST 1/4 OF THE SOUTHEAST 1/4 WEST OF ROAD IN "CORRECTED PLAT OF SLIPPER'S ACRES", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED TRACT:

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PROPERTY ADDRESS: 3622 SAMISH VIEW LANE SEDRO WOOLLEY, WA 98284

TAX PARCEL NO: P69601

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 **THE HEIRS AND DEVISEES OF WALTER L. BERREY, DECEASED, AND JANA L. BERREY, AS HER SEPARATE ESTATE**, 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 \$263,430.71 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 **WALTER L. BERREY AND JANA J. BERREY, HUSBAND AND WIFE** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EQUITY ONE, INC.**, dated 11/20/2006, recorded on 12/4/2006 as Instrument No. 200612040143, of the real property records of Skagit County, State of Washington on 12/04/2006. Said mortgage assigned by Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Equity One, Inc. to Wells Fargo Bank, N.A., by assignment dated 04/10/2013, and recorded 04/16/2013, as Instrument No. 201304160026. Said mortgage assigned by Wells Fargo Bank, N.A. to Federal National Mortgage Association, by assignment dated _____, and recorded _____, as Instrument No. _____. 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.



201406130080

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.

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.

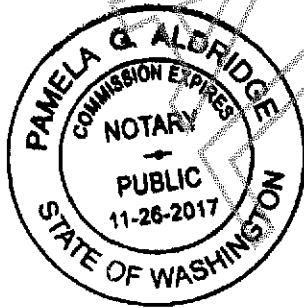
Dated: 6 June, 2014

Jana L. Berrey
JANA L. BERREY

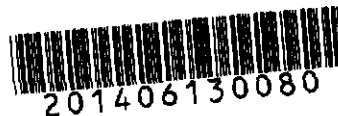
STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

Signed and sworn to (or affirmed) before me on 6/6/14 by JANA L. BERREY.

(seal/stamp)



Pamela G. Aldridge
Notary Public
My Appointment Expires: 11-26-17



Skagit County Auditor
6/13/2014 Page

5 of

5 2:08PM

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