

RECORDING REQUESTED BY:

When recorded return to:
Stewart Lender Services/Jo Nguyen
9700 Bissonnet Suite 1500
Mail-Stop SLS 1980
Houston, TX 77036 1255960

MAIL TAX STATEMENT TO:
Nationstar Mortgage LLC
350 Highland Drive, Lewisville, TX 75067

LAND TITLE OF SKAGIT COUNTY

1481166-SA

RECORDER'S USE ONLY

DIL NO. 6026.757

APN: P56351

ABREVIATED LEGAL: The East 1/2 of Lot 18, all of Lots 19 and 20, Block 235, "Map of the City of Anacortes, Skagit County, Washington

Statutory Warranty Deed in Lieu of Foreclosure

THE GRANTORS Terry L. Travis and Victoria A. Travis, husband and wife for and in consideration of Ten Dollars, and other valuable consideration, I or we, in hand paid, conveys and warrants to Nationstar Mortgage LLC having an address of 350 Highland Drive, Lewisville, TX 75067, the following real property situated in Skagit County, State of Washington:

The East 1/2 of Lot 18, all of Lots 19 And 20, Block 235, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel ID No.: P56351

This Warranty Deed is an absolute conveyance of title, in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration hereto existing on account of the Deed of Trust on said land recorded on November 2, 2004, as Instrument No. 200411020084, of official records of Skagit County, Washington. This Warranty Deed completely satisfies said Deed of Trust and Note secured thereby, and any effect thereof in all respects.

The beneficial interest under said Deed of Trust has been assigned to Nationstar Mortgage LLC.

Estoppel affidavit (Exhibit A) attached hereto and made a part hereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantors therein or thereto.

6026.757

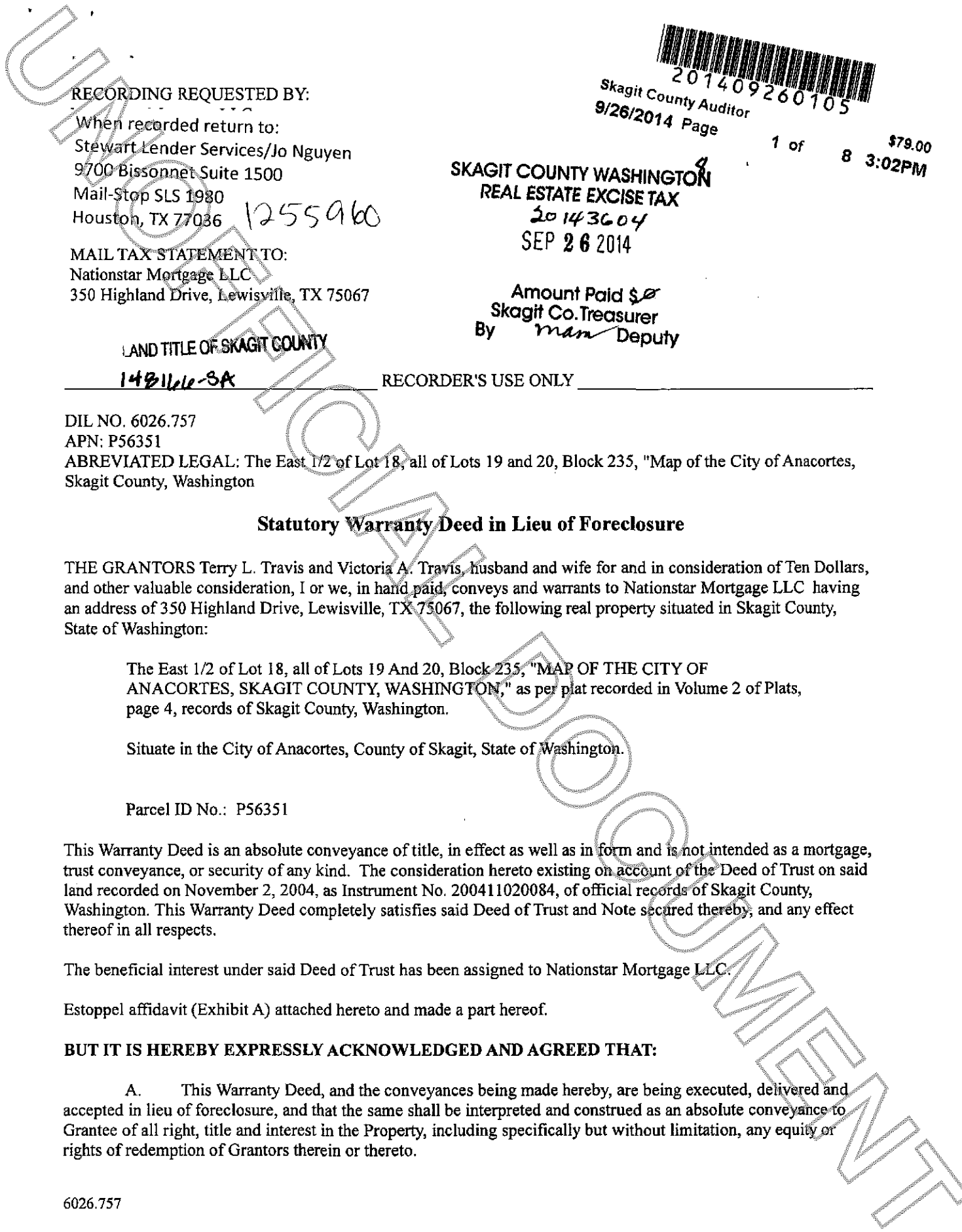


Skagit County Auditor
9/26/2014 Page

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143604
SEP 26 2014

Amount Paid \$0
Skagit Co. Treasurer
By man Deputy



B. The Deed of Trust executed by Terry L. Travis and Victoria A. Travis, husband and wife, Trustors, to Chicago Title, as Trustee, Centex Home Equity Company, LLC, as beneficiary dated October 22, 2004, and recorded November 2, 2004, as Instrument No. 200411020084 of official records, Skagit County, Washington, IS NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which lien shall remain valid and continuous and in full force and effect, unless and until reconveyed by written instrument (the "Reconveyance") executed by Trustee, or its successors and assigns, and recorded with the Register of Deeds of Skagit County, Washington, which Reconveyance may be made in the exercise of Grantee's sole discretion.

C. There shall not in any event be a merger of any of Grantee's lien with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the liens and title shall be, and remain at all times SEPARATE and DISTINCT.

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interests of Grantee in the Property under the liens and that for purposes of priority as between (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the lien and any and all rights of Grantee to exercise its remedies of foreclosure by judicial foreclosure of any of the lien or any other remedies are expressly preserved hereby and for purposes of any applicable time-bar defenses, the same are expressly extended as evidenced by this instrument.

E. The priority of the Grantee's lien is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of Grantee's lien to any other liens or encumbrances whatsoever.

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Skagit County Auditor

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8 3:02PM

Dated 3-15-14

Grantor(s):

Terry L. Travis
Terry L. Travis, Grantor

Victoria A Travis, Grantor

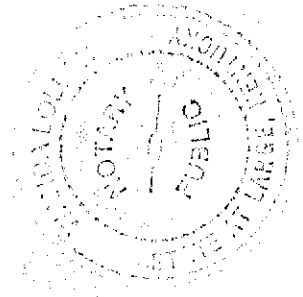
State of Ky
County of Metcalfe

On 15 day of March, 2013, before me, Wanda Lollar, a Notary Public, personally appeared Terry L. Travis and Victoria A. Travis, husband and wife, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by 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 Ky that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature Wanda Lollar
472642



Dated 3-5-2014

Grantor(s):

~~Terry L. Travis, Grantor~~



Victoria A Travis, Grantor

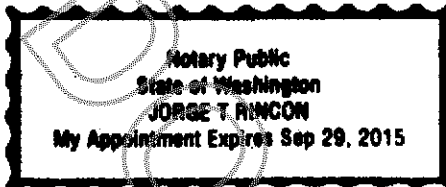
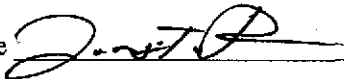
State of Washington
County of Skagit

On 5 day of March, ²⁰¹⁴ 2013, before me, Jorge T. Rincon, a Notary Public, personally appeared Terry L. Travis and Victoria A. Travis, husband and wife, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature



6026.757



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EXHIBIT "A"

ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON

DIL NO. 6026.757

SS

COUNTY OF SKAGIT

Terry L. Travis and Victoria A. Travis, husband and wife (hereinafter called "Affiants"), being first duly sworn, for themselves, depose(s) and says(s):

That they were the identical parties who made, executed and delivered that certain Warranty Deed to Nationstar Mortgage LLC (hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit:

The East 1/2 of Lot 18, all of Lots 19 And 20, Block 235, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

That the Affiants now are and at all times herein mentioned were Terry L. Travis and Victoria A. Travis, husband and wife.

That aforesaid Warranty Deed is intended to be and is an absolute conveyance of the title to said premises to the Grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the Affiants as Grantors in said Warranty Deed to convey, and by said Warranty Deed, the Affiants did convey to the Grantee therein in all their right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

That in the execution and delivery of said Warranty Deed, Affiants were not acting under any misapprehension as to the effect thereof; and acted freely and voluntarily and were not acting under coercion or duress:

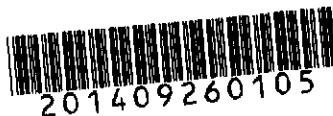
That the consideration for said Warranty Deed was and is (i) the full cancellation of all debts, obligations, costs and charges secured by that certain Deed of Trust heretofore existing on said property, including, without limitation, that certain Promissory Note executed by Affiants, of which Deed of Trust was executed by Terry L. Travis and Victoria A. Travis, husband and wife, Trustors, to Chicago Title, as Trustee, Centex Home Equity Company, LLC, as Beneficiary, dated October 22, 2004, and recorded November 2, 2004, as Instrument No. 200411020084, of official records, Skagit County, Washington, and (ii) the reconveyance of said property encumbered by said Deed of Trust; and that at the time of making said Warranty Deed, the Affiants believed, and now believe, that the aforesaid consideration represents the fair value of the property so deeded.

The beneficial interest under said Deed of Trust has been assigned to Nationstar Mortgage LLC.

This Affidavit is made for the protection and benefit of the Grantee in said Warranty Deed, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of any title company which may hereafter insure the title to said property.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

6026.757



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9/26/2014 Page

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8 3:02PM

\$79.00

Page 1 of 3

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B. The Deed of Trust executed by Terry L. Travis and Victoria A. Travis, husband and wife, Trustors, to Chicago Title, as Trustee, Centex Home Equity Company, LLC, as Beneficiary, dated October 22, 2004 and recorded November 2, 2004, as Instrument No. 200411020084 of official records, Skagit County, Washington, IS NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which lien shall remain valid and continuous and in full force and effect, unless and until reconveyed by written instrument (the "Reconveyance") executed by Trustee, or its successors and assigns, and recorded with the Register of Deeds of Skagit County, Washington, which Reconveyance may be made in the exercise of Grantee's sole discretion.

C. There shall not in any event be a merger of any of Grantee's lien with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the liens and title shall be, and remain at all times SEPARATE and DISTINCT.

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interests of Grantee in the Property under the liens and that for purposes of priority as between (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the lien and any and all rights of Grantee to exercise its remedies of foreclosure by judicial foreclosure of any of the lien or any other remedies are expressly preserved hereby and for purposes of any applicable time-bar defenses, the same are expressly extended as evidenced by this instrument.

E. The priority of the Grantee's lien is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of Grantee's lien to any other liens or encumbrances whatsoever.

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That Affiants 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.

**Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

Dated 3-15-14

Terry L. Travis
Terry L. Travis

Victoria A Travis

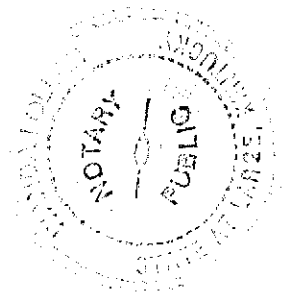
State of Ky
County of Metcalf

On 15 day of March, 2013, before me, Wanda Lollar, a Notary Public, personally appeared Terry L. Travis and Victoria A. Travis, husband and wife, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by 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 Ky that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature Wanda Lollar
472642



That Affiants 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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Dated 3-5-2014

Terry L. Travis

[Signature]

Victoria A Travis

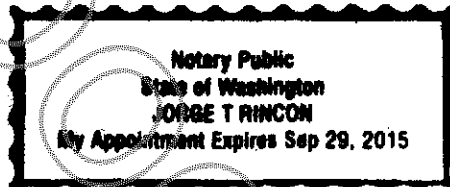
State of Washington
County of Skagit

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WITNESS my hand and official seal

(Seal)

Signature [Signature]



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