



201504200133

Skagit County Auditor

\$125.00

4/20/2015 Page

1 of

4 11:44AM

After Recording, mail to:
Robinson Tait, P.S., Attn: Ashley Talbot
710 Second Avenue, Suite 710
Seattle, Washington 98104

RECORDING COVER SHEET

Document Title: STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

Reference number of document assigned or released: 2005-06240196

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1ST AM

Grantor: Pamela S. Birchfield, as her separate property

Grantee: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-3

Abbreviated Legal: Unit B, Seabreeze Townhomes Condo.

Complete legal description: UNIT B, "SEABREEZE TOWNHOMES I (A CONDOMINIUM)", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 77 THROUGH 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel number: P115511

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document and this request will also include the additional fee of \$50

(Signature required)

When recorded, return to
and send tax statements to:
Robinson Tait, P.S.
710 Second Ave, Suite 710
Seattle, WA 98104

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR, Pamela S. Birchfield, as her separate property, for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Pamela S. Birchfield, as her separate property, as Grantor, in favor of Mortgage Electronic Registration Systems, Inc., solely as a nominee for American Home Mortgage Acceptance, Inc. Beneficiary, dated June 1, 2005 and recorded on June 24, 2005, as Instrument No. 2005-06240196, records of Skagit County, Washington, do hereby warrant and convey to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-3, the following property situated in Skagit County, Washington. The beneficial interest of the Deed of Trust was assigned to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-3 by Assignment recorded July 19, 2013 at Instrument No. 2013-07190119 records of Skagit County, Washington. The beneficial interest of the Deed of Trust was assigned to Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for American Home Mortgage Investment Trust 2005-3 by Assignment recorded January 10, 2014 at Instrument No. 2014-01100039 records of Skagit County, Washington. The beneficial interest of the Deed of Trust was assigned to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-3, by Assignment recorded 2/18/15 at Instrument No. 20150218 records of Skagit County, Washington: 0055

UNIT B, "SEABREEZE TOWNHOMES I (A CONDOMINIUM)", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 77 THROUGH 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DATED: 2/23/2015 By Pamela S. Birchfield
Pamela S. Birchfield

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**


2015/270
APR 20 2015

Amount Paid \$~~0~~
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington)
COUNTY OF Snohomish) SS.

I certify that I know or have satisfactory evidence that Pamela S. Birchfield is the person who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: February 23rd, 2015

ALMA BAKER 
Name (typed or printed):
Alma Baker
NOTARY PUBLIC in and for the State of
Washington
Residing at
Anacortes, Washington
My appointment expires:
1/3/2018



I have vacated the property at 5901 Sands Way Unit B, Anacortes, WA 98221 prior to executing this document. The property is broom clean and secure. Possession may be taken by Ocwen Loan Servicing.

Pamela S. Birchfield
Pamela S. Birchfield

STATE OF Washington)
COUNTY OF Snohomish) SS.

This instrument was acknowledged before me on January 23rd, 2015 by Pamela S. Birchfield
February

DATED: February 23rd 2015

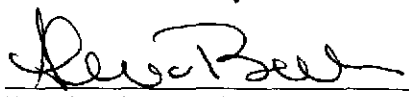
ALMA BAKER 
Name (typed or printed):
ALMA BAKER
NOTARY PUBLIC in and for the State of
Washington
Residing at
Anacortes, Washington
My appointment expires:
1/3/2018



EXHIBIT A

ESTOPPEL AFFIDAVIT

State of Washington ss.
County of Skagit

Pamela S Birchfield, as her separate property, being first duly sworn deposes and says:

That she is the identical party who made, executed, and delivered that certain Statutory Warranty Deed in Lieu of Foreclosure to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-3, dated FEB 23/2015 conveying the following described property:

UNIT B, "SEABREEZE TOWNHOMES I (A CONDOMINIUM)", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 77 THROUGH 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

That affiant Pamela S Birchfield is now, and at all times herein mentioned is an unmarried woman.

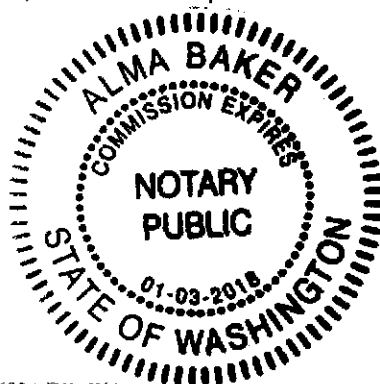
That the aforesaid deed is intended to be and is an absolute conveyance of the title of the premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in the deed to convey, and by the deed the affiant did convey, to the grantee therein all his rights, title and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

That in the execution and delivery of the deed, affiant is not acting under any misapprehension as to the effect thereof, and has acted freely and voluntarily and is not acting under coercion or duress;

That the consideration for the deed was and is payment to affiant of the sum of \$0.00 by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by the certain deed of trust heretofore existing on the property executed by: Pamela S Birchfield, as her separate property, grantor, to First American Title Company of Skagit County, as trustee, for Mortgage Electronic Registration Systems, Inc., solely as a nominee for American Home Mortgage Acceptance, Inc., and recorded on June 24, 2005 as Instrument No. 2005-06240196 Official Records of County of Skagit, State of Washington and the reconveyance of the property under the deed of trust; that at the time of making the deed, affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the production and benefit of First American Title Insurance Company, which is about to insure the title to the property in reliance thereon, and any other title company that may hereafter insure the title to the property,

The affiant, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.



Pamela S Birchfield
Pamela S Birchfield

Alma Baker

Subscribed and sworn to before me this 23rd
day of February, 2015
Notary Public in and for said state