

WHEN RECORDED MAIL TO:

Mail to: **510-241112**
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881



201509100066

Skagit County Auditor

\$81.00

9/10/2015 Page

1 of 10 3:16PM

RECORDER'S USE ONLY

DIL NO. 6578.859

APN: 4076-095-015-0004

ABREVIATED LEGAL: Lot 14, Except the West 7.5 feet thereof

Land Title and Escrow

152366-F

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR Paul P. Parker and Vanessa Y. Parker, and Rob Ridnour and Muriel Ridnour, as the members of Lingmaster, LLC, a Washington limited liability company ("**Grantor**"), for and in consideration of Ten Dollars and 00/100 (\$10.00), and other valuable consideration, in hand paid, conveys and warrants to Nationstar Mortgage LLC having an address of 8950 Cypress Waters Blvd., Dallas, TX 75063 ("**Grantee**"), the following real property situated in Skagit County, State of Washington:

Lot 14, EXCEPT the West 7.5 feet thereof, and all of Lot 15, Block 95, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

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

Parcel ID No.: 4076-095-015-0004

P#71931

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 June 8, 2005 as Instrument No. 200506080097, in 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.

(6578.859, 0599820990)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153659
SEP 10 2015

Amount Paid \$**81**
Skagit Co. Treasurer
By **Man** Deputy

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 Grantor therein or thereto.

B. The Deed of Trust executed by Vanessa Y. Parker and Paul P. Parker, wife and husband, Trustors, to Chicago Title, as Original Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Lehman Brothers Bank, FSB, A Federal Savings Bank, as Original Beneficiary dated June 2, 2005 and recorded June 8, 2005 as Instrument No. 200506080097, 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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Dated 7-24-15

Grantor(s):

Paul P. Parker

Paul P. Parker as the member of Lingmaster, LLC, a Washington limited liability company, Grantor

Vanessa Y. Parker

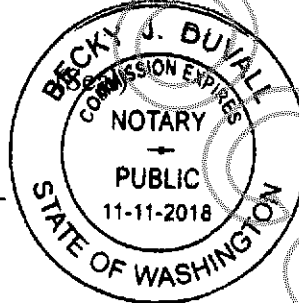
Vanessa Y. Parker as the member of Lingmaster, LLC, a Washington limited liability company, Grantor

State of Washington
County of Skagit

On 24th day of July, 2015, before me, Becky J. Duvall, a Notary Public, personally appeared Paul P. Parker and Vanessa Y. Parker, as the members of Lingmaster, LLC, a Washington limited liability company, 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

Signature Becky J. Duvall



RECORDING REQUESTED BY:
Nationstar Mortgage LLC

MAIL TAX STATEMENT TO:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd., Dallas, TX 75063

DOCUMENT PREPARED BY:
Casper J. Rankin, Esq.
Aldridge Pite, LLP
State Bar No. 45644

Dated 7.24.15

Grantor(s):

Rob Ridnour
Rob Ridnour as the member of Lingmaster, LLC, a Washington limited liability company,
Grantor

Muriel Ridnour
Muriel Ridnour as the member of Lingmaster, LLC, a Washington limited liability
company, Grantor

State of Washington,
County of Whatcom

On 24 day of July, 2015, before me,
Erin Stafford a Notary Public, personally appeared Rob
Ridnour and Muriel Ridnour, as the members of Lingmaster, LLC, a Washington limited liability
company, 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 Erin Stafford

RECORDING REQUESTED BY:
Nationstar Mortgage LLC

MAIL TAX STATEMENT TO:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd., Dallas, TX 75063

DOCUMENT PREPARED BY:
Casper J. Rankin, Esq.
Aldridge Pite, LLP
State Bar No. 45644

(6578.859, 0599820990)

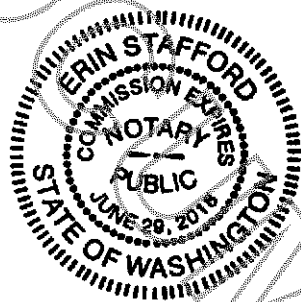


EXHIBIT "A"

ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON
SS
COUNTY OF SKAGIT

DIL NO. 6578.859

Paul P. Parker and Vanessa Y. Parker, and Rob Ridnour and Muriel Ridnour, as the members of Lingmaster, LLC, a Washington limited liability company (hereinafter called "**Affiant**"), being first duly sworn, depose and say:

That Affiant was the identical party 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:

Lot 14, EXCEPT the West 7.5 feet thereof, and all of Lot 15, Block 95, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

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

Parcel ID: 4076-095-015-0004

That the Affiant is now, and at all times herein mentioned were, Paul P. Parker and Vanessa Y. Parker, and Rob Ridnour and Muriel Ridnour, as the members of Lingmaster, LLC, a Washington limited liability company.

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 Affiant as Grantor in said Warranty Deed to convey, and by said Warranty Deed, the Affiant did convey to the Grantee therein all Affiant's 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, 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 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 Affiant, of which Deed of Trust was executed by Vanessa Y. Parker and Paul P. Parker, wife and husband, Trustors, to Chicago Title, as Original Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Lehman Brothers Bank, FSB, A Federal Savings Bank, as Original Beneficiary, dated June 2, 2005 and recorded June 8, 2005 as Instrument No. 200506080097, 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 Affiant believed, and now believes, 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:

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 Grantor therein or thereto.

B. The Deed of Trust executed by Vanessa Y. Parker and Paul P. Parker, wife and husband, Trustors, to Chicago Title, as Original Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Lehman Brothers Bank, FSB, A Federal Savings Bank, as Original Beneficiary, dated June 2, 2005 and recorded June 8, 2005 as Instrument No. 200506080097, 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.

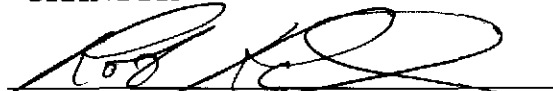
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That Affiant will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted to the truth of the particular facts hereinabove set forth.

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered.

"GRANTOR"



Rob Ridnour as the member of Lingmaster, LLC, a Washington limited liability company



Muriel Ridnour as the member of Lingmaster, LLC, a Washington limited liability company

STATE OF Washington

COUNTY OF Whatcom

SS

I do hereby certify that on the 24 day of July, 2015, before me, a Notary Public in and for said County and State, appeared Rob Ridnour and Muriel Ridnour, as the members of Lingmaster, LLC, a Washington limited liability company ("Grantor"), to me personally known, who being first duly sworn and upon their oath, did say that they acknowledged the execution of this agreement to be their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year last above written.

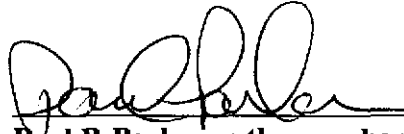


Notary Public

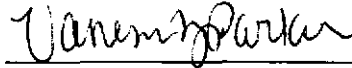


Dated

7-14-15



Paul P. Parker as the member of
Lingmaster, LLC, a Washington limited
liability company



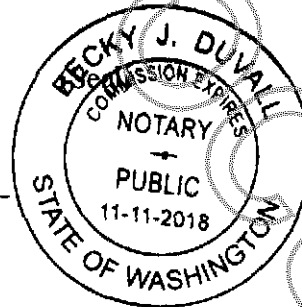
Vanessa Y. Parker as the member of
Lingmaster, LLC, a Washington limited
liability company

State of Washington
County of Skagit

On 24th day of July, 2015, before me,
Becky J Duvall, a Notary Public, personally appeared Paul P.
Parker and Vanessa Y. Parker, as the members of Lingmaster, LLC, a Washington limited liability
company, 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

Signature



DOCUMENT PREPARED BY:
Casper J. Rankin, Esq.
Aldridge Pite, LLP
State Bar No. 45644