

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY, STE 1000
DALLAS, TX 75254

MAIL TAX STATEMENT TO:

Same as Above



201602160087

Skagit County Auditor
2/16/2016 Page

\$76.00
1 of 4 1:29PM

RECORDER'S USE ONLY

DIL NO. 001332-000097

APN: P57023, 3779-002-015-0002

ABBREVIATED LEGAL: PTN. LOTS 12-15, BLOCK 2, BROWNRIG'S 2ND ADDN.

Prop Address: 4008 M Ave. Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

116388

Statutory Warranty Deed in Lieu of Foreclosure

THE GRANTOR MICHAEL RIDER AND TIMI ERIN O'DONNELL RIDER, HUSBAND AND WIFE for and in consideration of Ten Dollars, and other valuable consideration, I or we, in hand paid, conveys and warrants to FEDERAL NATIONAL MORTGAGE ASSOCIATION, having an address of 14221 Dallas Pkwy, Ste 1000 Dallas, TX 75254, the following real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "B"

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

Dated 12-14-15

Grantor(s):

Michael Rider

MICHAEL RIDER

Timi Erin O'Donnell Rider

TIMI ERIN O'DONNELL RIDER

State of

County of

California
Los Angeles

On this day personally appeared before me

Michael Rider and Timi Rider

to me known 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 as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 14th day of December, 2015.

Carina Sandoval (Signature)

(seal)

My Appointment expires: 01/06/18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 463
FEB 16 2016

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

Carina Sandoval, Notary Public



DIL NO. 001332-000097

EXHIBIT "B"

THE SOUTH 2/3 OF LOT 12, ALL OF LOTS 13 AND 14 AND THE NORTH 1/3 OF LOT 15, BLOCK 2,
"BROWNRIG'S SECOND ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 2 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT 'A'

ESTOPPEL AFFIDAVIT

STATE OF WASHINGTON

SS

DIL NO. 001332-000097

COUNTY OF SKAGIT

MICHAEL RIDER AND TIMI ERIN O'DONNELL RIDER, HUSBAND AND WIFE

(hereinafter called "Affiants"), being first duly sworn, for themselves, depose(s) and say(s):

That they were the identical party(ies) who made, executed and delivered that certain Grant Deed to

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit:

SEE ATTACHED EXHIBIT "B"

That the Affiants now are and at all times herein mentioned were

MICHAEL RIDER AND TIMI ERIN O'DONNELL RIDER, HUSBAND AND WIFE

That aforesaid Grant 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 Grant Deed to convey, and by said Grant 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 Grant 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 Grant 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 in favor of Grantee as of January 20, 2010 which Deed of Trust was executed by **MICHAEL G. RIDER, HUSBAND AND WIFE AS JOINT TENANTS AND TIMI ERIN RIDER, HUSBAND AND WIFE AS JOINT TENANTS**, Trustors, to **GUARDIAN NORTHWEST TITLE & ESCROW**, as Trustee, for **BANK OF AMERICA, N.A.**, as beneficiary dated **January 20, 2010** and recorded **January 25, 2010** as instrument no. **201001250129**, book N/A, page N/A 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 Grant Deed, the Affiant believed, and now believes, that the aforesaid consideration represents the fair value of the property so deeded.

This Affidavit is made for the protection and benefit of the Grantee in said Grant 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.

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 12/14/15

Michael Rider

MICHAEL RIDER

Timi Erin O'Donnell Rider

TIMI ERIN O'DONNELL RIDER

State of California
County of Los Angeles

On December 14, 2015 before me,
a Notary Public, personally appeared

Carina Sandoval
Michael Rider and Timi Rider
Michael Rider and Timi Rider

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

[Signature]

(Seal)

