



201609290105

AFTER RECORDING MAIL TO:

Company Name: RUTH RUHL, P.C.
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City/State: Dallas, Texas 75251

Skagit County Auditor
9/29/2016 Page 1 of 5 3:29PM \$77.00

FILED IN SKAGIT COUNTY

152389-S

LOAN #: 609658349

DOCUMENT TITLE: WARRANTY DEED IN LIEU OF FORECLOSURE

REFERENCE NUMBERS OF RELATED DOCUMENTS:

Book/Liber: N/A

Page: N/A

Instrument No.: 200412140139

BETWEEN

GRANTOR(S):

1. Donald W. Grandy
- 2.
- 3.
- 4.

AND

GRANTEE: Federal National Mortgage Association

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
LOT 771, SHELTER BAY DIV. 4.

P 129447

Assessor's Property Tax Parcel/Account Number(s): 5100-004-771-0000

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

The Form of Document Prepared By:
RUTH RUHL, P.C. and
Co-Counsel, Routh Crabtree Olsen, PS

Loan No.: 609658349
Investor No.: 1697700156

WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR Donald W. Grandy, an unmarried person, as his separate property

("Grantor")

for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Federal National Mortgage Association

("Grantee"),

all the following described real estate, situated in the Skagit County, State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 44645
SEP 29 2016

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

TAX PARCEL I.D. NO.: 5100-004-771-0000

Loan No.: 609658349
Investor No.: 1697700156

THIS DEED is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Donald W. Grandy, unmarried as his separate estate

to PRLAP, Inc. , as Trustor,
for the benefit of Bank of America, N.A. , as Trustee,

dated December 8th, 2004 , as Beneficiary,
recorded on December 14th, 2004 under County Auditor's File No.
200412140139 , at the Skagit County Clerk's Office, which was assigned by Assignment to
Federal National Mortgage Association
, recorded under County Auditor's File No. N/A or recorded simultaneously herewith.


Grantor declares that this conveyance is freely made, and that there are no agreements oral or written, other than this deed between grantor and grantee with respect to said land.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed. Said Deed of Trust was made by Donald W. Grandy, unmarried as his separate estate , as Trustor,
to PRLAP, Inc. , as Trustee,
to Bank of America, N.A.

dated December 8th, 2004 , as Beneficiary,
recorded on December 14th, 2004 under County Auditor's File No. 200412140139 ,
at the Skagit County Clerk's Office, which was assigned by Assignment to Federal National
Mortgage Association
recorded under County Auditor's File No. N/A or recorded simultaneously herewith.

TO HAVE AND TO HOLD said property, together with all and singular rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit of Grantee in fee simple absolute forever. Grantor shall warrant and defend the right, title and interest to said property unto Grantee against the claims of all persons whomsoever, except for those matters set forth as follows: _____
N/A

11-2-15
Date

 (Seal)
Donald W. Grandy -Grantor

Date

(Seal)
-Grantor

Date

(Seal)
Grantor

Date

(Seal)
-Grantor

Loan No.: 609658349
Investor No.: 1697700156

GRANTOR ACKNOWLEDGMENT

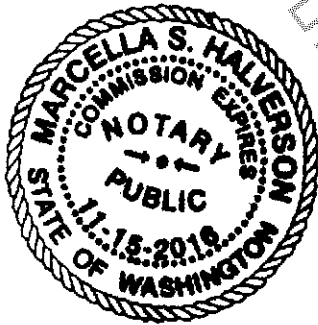
State of Washington §
County of Whatcom § ss.:
§

I certify that I know or have satisfactory evidence that Donald W. Grandy

[name of person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11-02-2015

(Seal)



Marcella Halverson
(Signature)
Marcella Halverson
(Printed Name)
Notary Public / Banker
(Title of Office)
Bellingham WA
(Place of Residence of Notary Public)

EXHIBIT A

Lot 771, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.