

**AFTER RECORDING MAIL TO:**

**Company Name:** RUTH RUHL, P.C.  
**Contact Name:** Recording Department  
**Address:** 12700 Park Central Drive, Suite 850  
**City/State:** Dallas, Texas 75251



Skagit County Auditor  
5/15/2017 Page

1 of

\$77.00  
5 3:25PM

**POOR ORIGINAL**

**LOAN #:** 0596867331

**DOCUMENT TITLE:** WARRANTY DEED IN LIEU OF FORECLOSURE

**REFERENCE NUMBERS OF RELATED DOCUMENTS:**

**Book/Liber:** N/A

**Page:** N/A

**Instrument No.:** 200607060088

**BETWEEN**

**GRANTOR(S):**

1. Kevin W Conner
2. Julie M Conner
- 3.
- 4.

Land Title  
#  
156673-  
0

**AND**

**GRANTEE:** Nationstar Mortgage LLC

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)  
LOT 144, EAGLEMONT, PHASE 1B, DIV 4

**Assessor's Property Tax Parcel/Account Number(s):** 4866-000-144-0000

**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, The Law Office of Candace L.  
Wilkerson

[Space Above This Line For Recording Data]

Loan No.: 0596867331  
Investor No.: 1008010488

## WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR Kevin W Conner and Julie M Conner, husband and wife

("Grantor")

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

("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

20172101  
MAY 15 2017

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

TAX PARCEL I.D. NO.: 4866-000-144-0000

Loan No.: 0596867331  
Investor No.: 1008010488

**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 Kevin W. Conner and Julie M. Conner, husband and wife

, as Trustor,  
, as Trustee,  
to Chicago Title Company  
for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation, as Beneficiary,  
dated June 29th, 2006, recorded on July 6th, 2006 under County Auditor's File No.  
200607060088, at the Skagit County Clerk's Office, which was assigned by Assignment to  
Nationstar Mortgage LLC  
, 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 Kevin W. Conner and Julie M. Conner, husband and wife, as Trustor,  
to Chicago Title Company, as Trustee,  
to Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation, as Beneficiary,  
dated June 29th, 2006, recorded on July 6th, 2006 under County Auditor's File No. 200607060088,  
at the Skagit County Clerk's Office, which was assigned by Assignment to Nationstar Mortgage LLC,  
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

Date

4.26.17

Kevin W Conner

-Grantor

Date

4-26-17

Julie M Conner

-Grantor

Date

-Grantor

Date

-Grantor

Loan No.: 0596867331  
Investor No.: 1008010488

### ACKNOWLEDGMENT

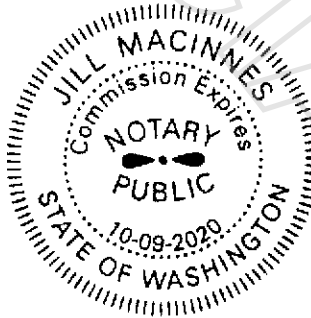
State of Washington §  
County of Skagit § ss.:  
§

I certify that I know or have satisfactory evidence that Kevin W Conner and Julie M Conner

[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: April 26, 2017

(Seal)



Jill MacInnes  
(Signature)

Jill MacInnes  
(Printed Name)

Notary Public  
(Title of Office)

Snohomish County  
(Place of Residence of Notary Public)

**Schedule "A-1"**

**156673-O**

**DESCRIPTION:**

Lot 144, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4," as per plat recorded on August 8, 2005, under Auditor's File No. 200508080162, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.