

Recording Requested By:
Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
(360) 253-8017 / (877) 430-4787



Skagit County Auditor \$78.00
11/8/2017 Page 1 of 5 3:22PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175273
NOV 08 2017

Amount Paid \$
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(In Lieu of Foreclosure)

THE GRANTORS, Michael W. Ludwig, and Sherrie M. Ludwig, Husband and Wife ("Grantors"), for the consideration stated below, convey and warrant to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, as Grantee, the following described real estate together with all fixtures and personal property secured by the Deed of Trust, situate in the County of Skagit, State of Washington:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF SEDRO WOOLLEY, Described AS FOLLOWS:

LOT 19 AND 20, BLOCK 20, "PLAT OF THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Abbrev. Legal: LOTS 19 AND 20 BLOCK 20 PLAT OF TOWN OF SEDRO WOOLLEY

Tax Parcel No. P75521

This instrument is an absolute conveyance of title, in effect and in form. It is not intended as a mortgage or a conveyance in trust and it is not given as security for any obligation whatsoever. This instrument is executed and delivered in consideration of Grantee waiving its right to a deficiency judgment against the Grantors and their guarantors, if any, in connection with Grantors' indebtedness to Grantee evidenced by that certain promissory note secured by the Deed of Trust executed by Grantors on November 7, 2008 in favor of Grantee, as beneficiary, recorded on November 26, 2008, in the records of Skagit County, Washington, under recording number 200811260143.

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

EXHIBIT ONLY
ESTOPPEL AND SOLVENCY AFFIDAVIT

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

Michael W. Ludwig, and Sherrie M. Ludwig, being first duly sworn, on oath depose and say:

1. That contemporaneously herewith we, the undersigned, have executed a Statutory Warranty Deed (In Lieu of Foreclosure) ("Deed") conveying to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A ("Bank"), the following described real estate, together with all fixtures and personal property secured by the Deed of Trust situate in Skagit County, Washington:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF SEDRO WOOLLEY, Described AS FOLLOWS:

LOT 19 AND 20, BLOCK 20, "PLAT OF THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Tax Parcel No. 4149-020-020-0008

2. That the Deed is an absolute conveyance to the original and present holder of the beneficial interest under that certain Deed of Trust encumbering the Property, executed by us on November 7, 2008, recorded on November 26, 2008, as Recording No. 200811260143, records of Skagit County, and the promissory note secured thereby, for the consideration state in the Deed, and for no other consideration whatsoever;

3. That we executed the Deed as our free and voluntary act; that at the time of execution of the Deed we were not acting under any duress, undue influence, misapprehension or misrepresentation exerted, created or made by the Bank or by any agent, attorney or other representative of the Bank, and that it is our intention to transfer and convey to the Bank all of our interest in the Property;

4. That the fair value of the Property does not exceed our indebtedness to the Bank;

5. That the Deed is not a preference as to any other creditor of ours; that we are solvent and have no other creditors whose rights would be prejudiced by the giving of the Deed and the acceptance thereof by Bank;

6. That there are no persons, firms or corporations other than the undersigned having or claiming any interest in the property, direct or indirect;

7. That other than any existing liens for _____, there are no liens or encumbrances on the Property;

8. That except for the Deed of Trust described above, we are not obligated under the terms of any bond, mortgage, deed of trust, or other written or verbal undertaking whereby any lien has been created or exists against the property;

9. That we have not permitted or caused any unrepaired damage to the Property nor to the improvements thereon;

10. That we have made full, correct and truthful disclosure to the Bank of all facts and information known to us concerning the subject matter of this Affidavit;

11. That we waive and release any and all statutory, common law or other liens available to us against the property due to or based upon labor supplied, materials furnished, services rendered, or any other act performed by us with respect to the Property;

12. That we release the Bank, its affiliate, directors, officers, employees and its attorneys from claims, causes of action and liabilities of any kind whatsoever, known or unknown, which we have or may have bases upon or related in any way to the Note and Deed of Trust;

