



201805040091

Name & Return Address:

Secretary of HUD c/o Novad Management

2401 NW 23rd Street, Ste 1A1

Oklahoma City OK 73107

Skagit County Auditor

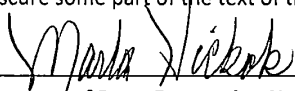
\$127.00

5/4/2018 Page

1 of

4 2:12PM

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s)	Special Warranty Deed	115935
Grantor(s)	DONALD DANDO	GUARDIAN NORTHWEST TITLE CO.
____ Additional Names on Page ____ of Document		
Grantee(s)	Secretary of Housing and Urban Development	
____ Additional Names on Page ____ of Document		
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)	ptn NW SW 16-35-7 lot 4 SP 96-014	
Complete Legal Description on Page ____ of Document		
Auditor's Reference Number(s)		
Assessor's Property Tax Parcel/Account Number(s) P108790		
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.  Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.		

RECORDING REQUESTED BY:
 RECORDING REQUESTED BY
 FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL DEED AND TAX
 STATEMENTS TO:

Secretary of Housing and Urban Development
 c/o Novad Management Consulting
 2401 N.W. 23rd Street, Suite 1A1
 Oklahoma City, OK 73107
 Attn:

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 2018 1853
 MAY 04 2018

T.S. No.: NR-50980-WA
 Loan No.: 561-8877147

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

8734941

SPECIAL WARRANTY DEED

TRANSFERRED FROM AGENT TO PRINCIPLE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- ☒ Document Transfer Tax is \$00.00
☒ Computed on full value of property conveyed \$302,583.67
☐ Computed on full value less value of liens or encumbrances remaining at time of sale
☒ No documentary transfer tax is due because: "The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less and there is no additional consideration received by the grantor, R & t 11911."
☐ City of CONCRETE
☐ APN 3507163-3-003-2200

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge that Donald J. Dando hereby CONVEY(s) to: The Secretary of Housing and Urban Development 451 7th Street SW Washington, DC 20410-0000

The following described real property in the city of **CONCRETE** County of **Skagit**, State of **Washington**.

LOT 4, SKAGIT COUNTY SHORT PLAN NO. 96-014, APPROVED MAY 10, 1996, AND RECORDED MAY 20, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 102, UNDER AUDITOR'S FILE NO. 9605230034, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.; MORE COMPLETELY DESCRIBED IN SAID EXHIBIT "A"

Dated: 3/23/18

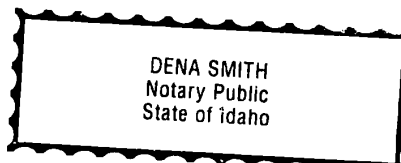
Donald J. Dando

State of _____ } ss.
 County of _____ }

On 3-23-18 before me DENA Smith the undersigned Notary Public, personally appeared Donald J. Dando personally known to me (or 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.

WITNESS my hand and official seal.

Signature *Dena Smith* (Seal)



My Commission Expires 2-11-19

EXHIBIT "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 4, Skagit County Short Plat No. 96-014, approved May 10, 1996, and recorded May 20, 1996, in Volume 12 of Short Plats, page 102, under Auditor's File No. 9605230034, records of Skagit County; being a portion of the Northwest 1/4 of Southwest 1/4 of Section 16, Township 35 North, Range 7 East, W.M.;

TOGETHER WITH a 20' access and utilities easement as delineated on the face of said Short Plat;

AND ALSO TOGETHER with a 60' wide roadway and 45° radius cul-de-sac easement for access and utilities, delineated as Kelly Lane on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A" ESTOPPEL AFFIDAVIT

TS #: NR-50980-WA

Loan #: 561-8877147

The aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee names therein and was not and is not now intended as a mortgage, trust conveyance, or security of any kind. It is our intention as grantors in said deed to convey, and by said deed we did convey to the grantee therein all our right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee on or before 3-23-2018.

In the execution and delivery of said deed, we were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress.

The consideration for said deed was and is the full cancellation of all debts, obligations, costs and charges secured by that certain deed of trust heretofore existing on said property executed by: **DONALD J. DANDO, AS HIS SEPARATE PROPERTY** Trustees, dated 1/29/2009 and recorded 2/3/2009 in book XX, page XX, as document number 200902030034 of Official records of Skagit, Washington, and RECONVEYANCE of said property under said deed of trust.

LOT 4, SKAGIT COUNTY SHORT PLAN NO. 96-014, APPROVED MAY 10, 1996, AND RECORDED MAY 20, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 102, UNDER AUDITOR'S FILE NO. 9605230034, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.; MORE COMPLETELY DESCRIBED IN SAID EXHIBIT "A"

More commonly known as: **38210 KELLY LANE, CONCRETE, WA 98237-9301**

At the time of making said deed, we believed and now believe that the aforesaid consideration for the deed represents the fair value of the property so deeded.

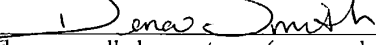
This declaration is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

This Estoppel declaration for deed in lieu of foreclosure consisting of the page is executed this 23 day of March, 2018, at POTLATCH CITY OF state of IDaho.

By: 
DONALD J. DANDO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____ } ss
County of _____ }

On 23, before me,  a Notary Public in and for said County and State personally appeared Donald J. Dando, personally known to me (or proved 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 this instrument on the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature:  {seal}

DENA SMITH
Notary Public
State of Idaho

My Commission Expires 2-11-19