

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
BANK OF AMERICA, N.A.
475 CROSSPOINT PARKWAY
GETZVILLE NY 14068



201309090131

Skagit County Auditor

\$74.00

9/9/2013 Page

1 of

3 2:36PM

MAIL TAX STATEMENT TO:
BANK OF AMERICA, N.A.
475 CROSSPOINT PARKWAY
GETZVILLE NY 14068

130000 843

RECORDER'S USE ONLY

TRUST NO. 1379357-53
UNK APN: P120893

Statutory Warranty Deed in Lieu of Foreclosure

THE GRANTOR

JAMES W. SHERRILL AND KAORI TOYOMURA SHERRILL, HUSBAND AND WIFE

for and in consideration of Ten Dollars, and other valuable consideration, I or we,
in hand paid, conveys and warrants to

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**

the following real estate, situated in the County of **SKAGIT**, State of Washington:

**LOT 13, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED
OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, RECORDS OF SKAGIT
COUNTY, WASHINGTON.**

Dated 22 APR 2013

JAMES W. SHERRILL

KAORI TOYOMURA SHERRILL

State of Misawa AB, Japan
County of

2013 3675
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2013

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

On 22 Apr 13 before me, Martin V. Dominguez,
a Notary Public, personally appeared James Walter, Kaori Toyomura, 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 Idaho that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature Martin V. Dominguez

WARDILWA

Page 1 of 1

EXHIBIT 'A'

ESTOPPEL AFFIDAVIT

STATE OF Washington
COUNTY OF Skagit

TS NO. 1379357-53

SS

JAMES W. SHERRILL AND KAORI TOYOMURA SHERRILL, HUSBAND AND WIFE
(hereinafter call "Affiants"), being first duly sworn, for themselfe(s), depose(s) and say(s):

That they were the identical party(ies) who made, executed and delivered that certain Grant Deed to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP (hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit: LOT 13, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

That the Affiants now are and at all times herein mentioned were
JAMES W. SHERRILL AND KAORI TOYOMURA SHERRILL, 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 November 17, 2005 which Deed of Trust was executed by

JAMES W. SHERRILL AND KAORI TOYOMURA SHERRILL, HUSBAND AND WIFE

Trustors, to LS TITLE OF WASHINGTON as Trustee, for

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC

dated November 17, 2005 and recorded November 28, 2005 as document 200511280230, 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.

ESTOPL.DOC



201309090131

Skagit County Auditor

9/9/2013 Page

2 of

3

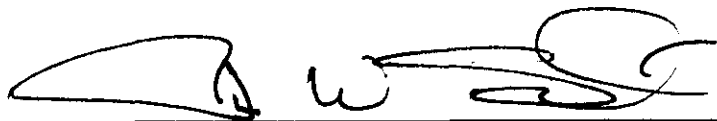
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Page 1 of 2

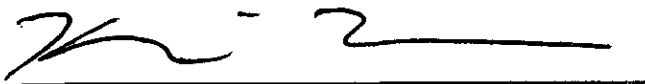
T.S. No. 1379357-53
Dated as of April 16, 2013

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.



JAMES W. SHERRILL



KAORI TOYOMURA SHERRILL

State of Michigan Alcona AB, Japan
County of Alcona

On 22 April 2013 before me, Martin V. Dominguez,
a Notary Public, personally appeared James Walter Sherrill, Kaori Toyomura, 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 10 USC 1044a
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature Martin V. Dominguez

