



Recording requested by:
Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101

Skagit County Auditor \$75.00
5/13/2014 Page 1 of 4 11:52AM

When recorded mail recordings and tax statements to:
Green Tree Servicing LLC
33600 6th Ave South
Suite 220
Federal Way, WA 98003

TS No.: WA-13-592005-DIL
Order No.: 130183290
APN No.: P107915

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOSEPH P. SEXTON AND DEBRA L. SEXTON, HUSBAND AND WIFE** ("Grantor(s)")

HEREBY CONVEY(S) TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and to its successors and assigns ("Grantee") the following described real property in the County of **SKAGIT** State of **WASHINGTON**, described as:

TRACT 1, OF CITY OF ANACORTES SHORT PLAT NO. AN-91-004, APPROVED NOVEMBER 10, 1993, RECORDED NOVEMBER 11, 1993, IN VOLUME 11, PAGES 14 AND 15 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 931120002, AND AMENDED BY "AFFIDAVIT OF CORRECTION" RECORDED NOVEMBER 22, 1993, UNDER AUDITOR'S FILE NO. 9311220076, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCKS 211 AND 212, "MAP OF THE CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property is purported to be: **2220 20TH PLACE ANACORTES, WA 98221**

This deed is an absolute conveyance, the Grantor(s) having sold said land to the Grantee for a fair and adequate consideration; said consideration being that Grantee agrees not to bring a personal action on the debt against the Grantor(s) as related to the obligations of the deed of trust existing on said property executed by **JOSEPH P. SEXTON AND DEBRA L. SEXTON, HUSBAND AND WIFE** as Trustor(s), **GUARDIAN NORTHWEST TITLE AND ESCROW** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, A CORPORATION**, the Beneficiary; which was recorded on **12/15/2008**, under Recording No. **200812150137**, in the Official Records of **SKAGIT** County **WASHINGTON**.

Grantor(s) declare(s) that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance and which is incorporated herein by this reference. See attached Exhibit A.

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

Dated: 10-1-13

By: JOSEPH P. SEXTON

By: DEBRA L. SEXTON

State of: Washington

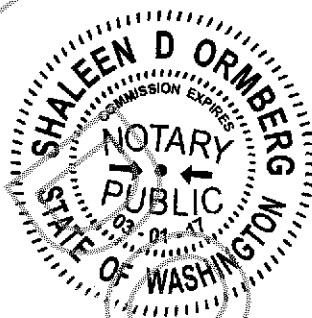
County of: Kitsap

On this day Oct. 1, 2013 personally appeared before me **JOSEPH P. SEXTON AND DEBRA L. SEXTON**, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of Oct, 2013.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Shaleen D. Ormberg
Signature



**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 1014
MAR 31 2014

Amount Paid \$6
Skagit Co. Treasurer
By hfb Deputy



201405130031

**EXHIBIT A
ESTOPPEL AFFIDAVIT**

State of: WASHINGTON

County of: SKAGIT

JOSEPH P. SEXTON AND DEBRA L. SEXTON declare the following:

JOSEPH P. SEXTON AND DEBRA L. SEXTON are the same parties that executed and delivered the concurrently recorded Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **2220 20TH PLACE ANACORTES, WA 98221** and described as follows:

**TRACT 1, OF CITY OF ANACORTES SHORT PLAT NO. AN-91-004, APPROVED
NOVEMBER 10, 1993, RECORDED NOVEMBER 11, 1993, IN VOLUME 11, PAGES 14 AND 15
OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9311120002, AND AMENDED BY
"AFFIDAVIT OF CORRECTION" RECORDED NOVEMBER 22, 1993, UNDER AUDITOR'S
FILE NO. 9311220076, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A
PORTION OF BLOCKS 211 AND 212, "MAP OF THE CITY OF ANACORTES", ACCORDING
TO THE PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGES 4 THROUGH 7, RECORDS
OF SKAGIT COUNTY, WASHINGTON.**

The Deed in Lieu is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Deed in Lieu and this Affidavit, the Grantor(s) have vacated the property and surrendered possession to the Grantee;

That the consideration for said Deed is that the Grantee agrees not to bring a foreclosure action on the debt against the Grantor(s) as related to the obligations secured by the deed of trust existing on said property executed by **JOSEPH P. SEXTON AND DEBRA L. SEXTON, HUSBAND AND WIFE** as Trustor(s), **GUARDIAN NORTHWEST TITLE AND ESCROW** as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, A CORPORATION**, the Beneficiary; which was recorded on **12/15/2008**, under Recording No. **200812150137**, in the Official Records of **SKAGIT County WASHINGTON**.

That Grantor(s) believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of Grantor(s) as of the date hereof;

That the parties intend that the deed of trust or mortgage described above survive and not merge with the fee interest transferred by the Deed in Lieu;

The Deed in Lieu was not given as a preference against any other creditors of the affiants. The Grantor(s) are solvent at the time of making of the Deed in Lieu and have no other creditors whose rights would be prejudiced by this conveyance;

This Affidavit is made for the benefit of the Grantee in said Deed in Lieu, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successor and assigns, and all other parties hereafter dealing with or



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who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

That in the execution and delivery of said Deed in Lieu affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and

That the undersigned 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 set forth herein.

Dated: 10-1-13

By: JOSEPH P. SEXTON

By: DEBRA L. SEXTON

State of: Washington

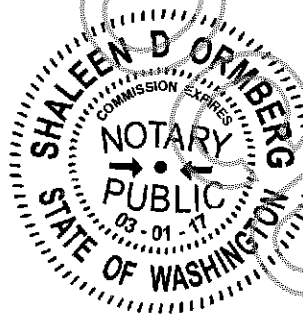
County of: Kitsap

On this day Oct. 1, 2013, personally appeared before me **JOSEPH P. SEXTON AND DEBRA L. SEXTON**, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of Oct., 20 13.

(SIGNATURE AND SEAL/STAMP OF OFFICER)

Shaleen D. Ormberg
Signature



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