

Doc # 2004152780  
Page 1 of 5  
Date: 04/29/2004 02:54P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$23.00 *isj*

WHEN RECORDED MAIL TO:

NATIONAL CITY MORTGAGE CO.  
3232 NEWMARK DRIVE  
MIAMISBURG OH 45342 **REAL ESTATE EXCISE TAX**

*23835*  
APR 29 2004

PAID *Exempt*

*Vicki Clelland*  
SKAMANIA COUNTY TREASURER

*207 2750 MN*  
T.S. No. 1062509-53  
LOAN NO. 9710979  
PARCEL NO. 02071900080000

*SCR 26480*

## STATUTORY WARRANTY DEED

### DEED IN LIEU OF FORECLOSURE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ROY D ENGLE, AN UNMARRIED MAN

hereby GRANTS and CONVEYS to  
NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

the following described real estate situated in the County of SKAMANIA,  
State of Washington;

THE SOUTH 300 FEET OF THE EAST 250 FEET OF THE SOUTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH,  
RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE COMPLETELY  
DESCRIBED IN EXHIBIT *B*

*G.S. 2-7-19-800*  
*4/29/04*

This deed is an absolute conveyance, the consideration therefore, in addition to that  
above recited being full satisfaction of all obligations secured by the Deed of Trust  
executed by  
ROY D ENGLE, AN UNMARRIED MAN

to NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

# STATUTORY WARRANTY DEED

## DEED IN LIEU OF FORECLOSURE

as the original Beneficiary, recorded on April 3, 2000, under Recording No. 197, Volume 137744, Page 836, records of SKAMANIA County, State of Washington. Grantor(s), acknowledge(s) that this conveyance is freely and fairly made; that the consideration received by the Grantor(s) is equal to the fair value of the Grantor's interest to said land and that there are no agreements, oral or written, other than this deed between Grantor(s) and Grantee with respect to title to said land. Subject to easements, covenants and conditions of record.

Dated: February 5, 2004

Wendy Zapfe personal Rep.  
**WENDY ZAPFE, PERSONAL REPRESENTATIVE / ADMINISTRATOR**  
**OF THE ESTATE FOR ROY D. ENGLE**

State of Washington

County of Skamania

On March 12, 2004 before me, the undersigned a  
Notary Public in and for said state, personally appeared  
Wendy Zapfe

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.

Cherie L. Halvorson

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WARDILWA  
Rev. 02/09/00

CHERIE L. HALVORSON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 10, 2005

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# ESTOPPEL AFFIDAVIT

STATE OF Washington

COUNTY OF Skamania

T.S. NO. 1062509-53

LOAN NO. 9710979

ROY D ENGLE, AN UNMARRIED MAN

(hereinafter call "Affiants"), being first duly sworn, for themself(s), depose(s) and say(s):

That they were the identical party(ies) who made, executed and delivered that certain Grant Deed to NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

(hereinafter called "Grantee"), of even date herewith, conveying the following described property described to wit:

**As more completely described in attached Exhibit "B"**

That the Affiants now are and at all times herein mentioned were  
ROY D ENGLE, AN UNMARRIED MAN

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 Installment Note executed by Affiants in favor of Grantee as of March 24, 2000 which Deed of Trust was executed by  
ROY D ENGLE, AN UNMARRIED MAN

Trustors, to SKAMANIA COUNTY TITLE COMPANY as Trustee, for  
NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

dated March 24, 2000 and recorded April 3, 2000 as document 137744, book 197, page 836 of official records, SKAMANIA 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.

T.S. No. 1062509-53  
Dated as of February 5, 2004

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

x Wendy Zapfe

x **WENDY ZAPFE, PERSONAL REPRESENTATIVE /  
ADMINISTRATOR OF THE ESTATE FOR  
ROY D. ENGLE**

State of Washington  
County of Skanania SS:

On March 12, 2004 before me, the undersigned, a Notary Public in and for said state, personally appeared

Wendy Zapfe

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.

Cheriel Halvorson

(This area for the official Notary Seal)

CHERIE L. HALVORSON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 10, 2005

ESTOPL  
Rev. 11/25/97

EXHIBIT 'A'  
B

The South 300 feet of the East 250 feet of the Southwest Quarter of the Southwest Quarter of Section 19, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion lying within and Southerly of the right of way acquired by the State of Washington for State Road 14, recorded in Book 'V', Page 87.

Gary H. Martin, Skamania County Assessor

Date 4/29/04 Parcel # 2-2-19-800  
G.S.