

Doc # 2006161336
Page 1 of 5
Date: 04/27/2006 03:00P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

Recording Requested By:

When Recorded Mail To:
Mail Tax Statements To:
First Horizon Home Loan Corporation
4000 Horizon Way
Irving, TX 75063

Loan No. 0053266102
File No. 06-2064

5072 28632

2058743

GRANT DEED IN LIEU OF FORECLOSURE

The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is \$0.00
The Amount of Unpaid Debt, Together with Costs is \$
The Consideration for the Transfer is \$

REAL ESTATE EXCISE TAX

25891

APR 27 2006

PAID EXEMPT

Declarant's Signature or Agent Determining Tax

Audrey Adams Deputis
SKAMANIA COUNTY TREASURER

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Brennen R. Erickson and Crystal L. Erickson, Husband and Wife

HEREBY GRANTS TO: ~~First Horizon Home Loan Corporation~~ Federal National Mortgage Assoc and to his/her successors and assigns the following described real property in the County of Skamania, State of WA, described as:

See 1972N R SE
Please see attached Exhibit "A"

Gary H. Martin, Skamania County Assessor

Date 4-27-06

Parcel # 02-05-19-00-1317

02-05-19-00-1317
Property is purported to be: 531 Harder Road, Washougal, WA 98671

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the deed of trust or mortgage executed by Brennen R. Erickson and Crystal L. Erickson, as joint tenants, as Trustor, Clark County Title, as Trustee, and Mortgage Electronic Registration Systems, Inc., as Nominee for First Horizon Home Loan Corp., the Beneficiary; which was recorded on 06/22/2005, as Instrument No. 2005157750, in Book ---, Page ---, in the Official Records of Skamania County, WA, and thereafter assigned to Federal National Mortgage Association, which recorded in the Official Records of Skamania County, WA

Grantor declares that this conveyance is free and fairly made, and that there are no agreements, oral or written, other than this deed between grantor and grantee with respect to said land.

Dated:

By: *Brennen Erickson*
Brennen R. Erickson

By: *Crystal L. Erickson*
Crystal L. Erickson

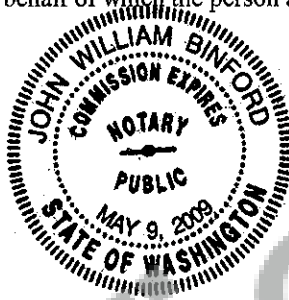
State of Washington
County of Clark ss

On 3rd Day of April 2006, before me, the undersigned Notary Public for said State, personally appeared **Brennen R. Erickson and Crystal L. Erickson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public



Unofficial Copy

ESTOPPEL AFFIDAVIT

STATE OF Washington
COUNTY OF Clark

2058243

Brennen R. Erickson and Crystal L. Erickson, BEING FIRST DULY SWORN, FOR THEMSELVES, DEPOSE AND SAY:

Brennen R. Erickson and Chystal L. Erickson are the identical parties who made, executed and delivered that certain Grant Deed to ~~First Horizon Home Loan Corporation~~, of even date herewith, conveying the real property described as follows:

Please see attached Exhibit "A"

and commonly known as: 531 Harder Road, Washougal, WA 98671

* Federal National Mortgage Association

That the aforesaid Grant Deed is intended to be and is an absolute conveyance of the title to the real property 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 Affiants as grantors in said deed to convey, and by said deed, these affiants did convey to the grantee therein all their rights, 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, not under coercion or duress;

That the consideration for said Grant Deed was and is the release of grantors of said Grant Deed of all debts, obligations, costs and charges secured by that certain deed of trust existing on said property executed by Brennen R. Erickson and Crystal L. Erickson, as Trustees, Clark County Title, as Trustee, and Mortgage Electronic Registration Systems, Inc., as Nominee for First Horizon Home Loan Corp., the Beneficiary, which was recorded on 06/22/2005, as Instrument No. 2005157750, in Book ---, Page ---, in the Official Records of Skamania County, WA, and the release of the grantors of the indebtedness of the grantors secured by such deed of trust;

That at the time of making said grant deed, affiants believed and now believe that the consideration therefore represents an adequate consideration for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof.

This Affidavit is made for the protection and benefit of the Grantee in said Grant Deed, ~~First Horizon Home Loan Corporation~~, its successor and assigns, and all other parties hereafter dealing with or 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;

** Federal National Mortgage Association

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:

By:

Brennen R. Erickson
Brennen R. Erickson

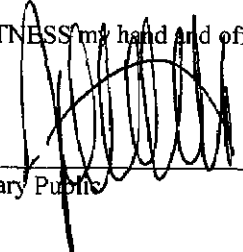
By:

Crystal L. Erickson
Crystal L. Erickson

State of Washington
County of Clark) ss

On 3rd April 2006, before me, the undersigned Notary Public for said State, personally appeared **Brennen R. Erickson and Crystal L. Erickson**, 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, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public



EXHIBIT 'A'

A parcel situated within the Northwest Quarter of the Southwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington and described as follows:

The South Half of Lots 1 and 2 of the David and Jennette Palmer Short Plat as shown on the map thereof recorded in Book 1 at Page 69 of Short Plats, Auditor File No. 83826;

Together with and subject to an easement for roadway described in that particular document recorded in Book 75 at Page 798;

Also together with and subject to an easement for access as shown on the Short Plat recorded in Book 1 at Page 13 of Short Plats and on the Short Plat recorded in Book 1 of Page 69 of Short Plats;

Also together with and subject to a private roadway agreement recorded in Book 1 at Page 138 of Short Plat;

Also together with and subject to an easement for road access and utilities over, under and across an existing roadway lying within the North 387 feet of said Lots 1 and 2;

Excepting therefrom the following described strip along the Southerly line thereof, to wit;

Beginning at the Southwest corner of the North Half of the Southwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian; thence South 89°24'36" East, 330 feet along the South lines of Lots 1 and 2 of said Short Plat; thence North 00°38'55" East, 27 feet; thence West to a point 31.3 feet North 00°38'55" East of the point of beginning; thence South 00°38'55" West, 31.3 feet to the point of beginning, as disclosed by Suit No. 00-2-00065-2.

Together with an easement for access and utilities as shown by Survey recorded in Book 3 of Surveys, Page 119.