

When Recorded Return To:
Marie F. Searing
1415 Mallard View Drive, Apt 3
Mount Vernon, WA 98274



200401140023

Skagit County Auditor

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FULL RECONVEYANCE

Reference No.: 200108240035
Grantor(s): 1. USAA Federal Savings Bank, Beneficiary
2. Betts, Patterson & Mines, P.S., Trustee

Grantee(s)/Assignee/Beneficiary: 1. Searing, Marie F.

Legal Description (abbreviated): Unit 5, Building 1, Mallard View Condominium, recorded in Skagit County, Washington.
Complete legal description on attached Exhibit A.

Assessor's Tax Parcel No.: 4724-000-005-0000

BETTS, PATTERSON & MINES, P.S., as Trustee of record under the following described Deed of Trust:

Grantor(s): 1. Searing, Marie F.
Beneficiary: USAA FEDERAL SAVINGS BANK
Dated: August 16, 2001
Recorded on August 24, 2001 as Instrument No. 200108240035

In the County of Skagit, State of WASHINGTON, having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby a written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, as more fully described therein.

DATED this 14 day of January, 2004.

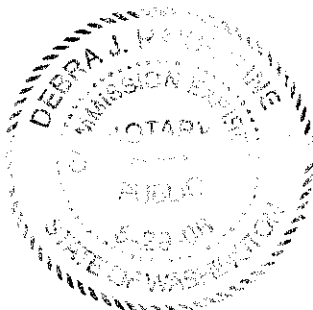
BETTS, PATTERSON & MINES, P.S. as Trustee

By: Thomas F. Peterson
Thomas F. Peterson, Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 14 day of January, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas F. Peterson to me known to be a Vice President of BETTS, PATTERSON & MINES, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal affixed hereto the day and year first above written.



Debra J. Rakentrie
Printed Name: Debra J. Rakentrie
NOTARY PUBLIC in and for the State of Washington
residing at Everett.
My Commission expires: 05/29/06

EXHIBIT A

LEGAL DESCRIPTION

Unit 5, Building 1, MALLARD VIEW CONDOMINIUM, according to the Amended Declaration thereof recorded under Auditor's File No. 9903170099 and the Survey map and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County, Washington; being a portion of Tract 86 and a Portion of Tract 75, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington. Situated in Skagit County, Washington.

"Being the same parcel conveyed to Marie F. Searing from Mina Claudette Webster by virtue of a Deed dated 9/28/99 recorded 10/1/98 in Deed Book 31788, Page in Skagit County, Washington."



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