

When Recorded Return To:

AllNation Title Services
460 Drake Circle
Sacramento, CA 95864



200605300211

Skagit County Auditor

5/30/2006 Page

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1 2:19PM



Deed of Reconveyance

CITIMORTGAGE, INC. #:0008269951 "WIXSON" Lender ID:5539/1692648769 Skagit, Washington
MERS #: 100135900000038262 VRU #: 1-888-679-6377

WHEREAS FIRST AMERICAN TITLE INSURANCE CO. BY IT'S AGENT ALLNATION TITLE SERVICES is the present Trustee of record under the following described Deed of Trust:

Trustor: LANNEY WIXSON AND KAREN DUNCAN WIXSON, HUSBAND AND WIFE
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
Original Trustee: LAND TITLE OF SKAGIT
Dated: 08/25/2003 Recorded: 09/02/2003 as Instrument No.: 200309020005 In the Records of the County Recorder of Skagit, State of Washington.
Property Address: 12155 BAYHILL DRIVE, BURLINGTON, WA 98233

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee 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 by reason of the obligations secured by said Deed of Trust,
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, describing the land therein as more fully described in said Deed of Trust.

By FIRST AMERICAN TITLE INSURANCE CO. BY IT'S AGENT ALLNATION TITLE SERVICES as Trustee
On 5-24-06

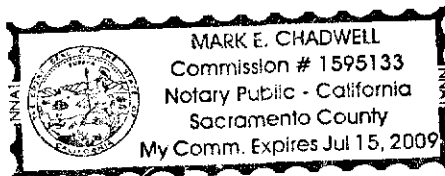
SARIKA CHAND, ASST. SECRETARY AND AUTHORIZED SIGNATURE

STATE OF California
COUNTY OF Sacramento

On 5-24-06 before me, MARK E. CHADWELL, a Notary Public in and for said County and State, personally appeared SARIKA CHAND, ASST. SECRETARY AND AUTHORIZED SIGNATURE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her 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,

MARK E. CHADWELL
Notary Expires: 07/15/2009 #1595133



(This area for notarial seal)