When Recorded Return To:

AllNation Title Services
460 Drake Circle
Sacramento, CA 95864

200609050013
Skagit County Auditor
9/5/2006 Page 1 of 1 9:23AM

Deed of Reconveyance

Network Branch #:4701280204719 "VAN EPPS" Skagit, Washington PIF: 08/14/2006

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: DAVID A. VAN EPPS AND BETTY A. VAN EPPS, HUSBAND AND WIFE
Beneficiary: CITIFINANCIAL, INC.
Original Beneficiary: CITIFINANCIAL, INC.
Original Trustee: CHICAGO TITLE
Dated: 05/31/2005 Recorded: 06/02/2005 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200506020087 In the Records of the County Recorder of Skagit, State of Washington.
Property Address: 2405 VISTA LANE, ANACORTES, WA 98221

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 8-28-06

SARIKA CHAND ASST. SECRETARY

STATE OF California
COUNTY OF Sacramento

On 8-28-06 before me, MARK E. CHADWELL, a Notary Public in and for said County and State, personally appeared SARIKA CHAND, 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)

MARK E. CHADWELL
Commission # 1595133
Notary Public - California
Sacramento County
My Comm. Expires Jul 15, 2009

UNOFFICIAL DOCUMENT

*JBD*JBDCITM*08/25/2006 05:58:00 AM* CITM02CITM0000000000000002333004* WASKAGI* 4701280204719 WASTATE_TRUST_REL *PM2*PM2CITM*