



200706120003  
Skagit County Auditor

6/12/2007 Page 1 of 1 8:31AM

When Recorded Return To:

AllNation Title Services  
460 Drake Cir.  
Sacramento, CA 95864



**Deed of Reconveyance**

CITIMORTGAGE, INC. #:0626278317 "EPPS" Lender ID:04610/1688906638 Skagit, Washington  
MERS #: 100162500053511482 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: TIMOTHY EPPS AND DOROTHY J. EPPS, HUSBAND AND WIFE  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
Original Trustee: FIRST AMERICAN TITLE  
Dated: 05/27/2003 Recorded: 06/06/2003 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200306060078 In the Records of the County Recorder of Skagit, State of Washington.  
Property Address: 124 CENTRAL AVENUE NORTH, SEDRO WOOLLEY, WA 98284

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 06/06/07

\_\_\_\_\_  
Doug Brown, Vice President and Authorized Signature

STATE OF California  
COUNTY OF Sacramento

On 6/06/07 before me, MARK E. CHADWELL, a Notary Public in and for said County and State, personally appeared DOUG BROWN 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

