

When Recorded Return To:

Washington Mutual
PO BOX 45179
JACKSONVILLE, FL 32232-5179



200904060204
Skagit County Auditor

4/6/2009 Page

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Deed of Reconveyance

WASHINGTON MUTUAL - CLIENT 908 #:0603153123 "SEMRAU" Lender ID:F25/387/1683992689 Skagit, Washington PIF:
03/16/2009
MERS #: 100015902201030069 VRU #: 1-888-679-6377

WHEREAS CALIFORNIA RECONVEYANCE COMPANY is the present Trustee of record under the following described Deed of Trust:

Trustor: JOHN B SEMRAU AND JULIE A SEMRAU HUSBAND AND WIFE
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC
Original Trustee: FIRST AMERICAN TITLE COMPANY
Dated: 10/14/2002 Recorded: 10/23/2002 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200210230136 In the Records of the County Recorder of Skagit, State of Washington.
Property Address: 1005 DIGBY RD, MT. VERNON, WA 98274

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 CALIFORNIA RECONVEYANCE COMPANY as Trustee
On April 1st, 2009

YORLENE A ROHN, LIEN RELEASE ASSISTANT SECRETARY

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1st day of April, 2009 by YORLENE A ROHN as LIEN RELEASE ASSISTANT SECRETARY for CALIFORNIA RECONVEYANCE COMPANY.

Personally Known ☒ Or Produced Identification _____ Type of Identification Produced.

WITNESS my hand and official seal,

MIRIAM E. HAPNER
Notary Expires: 11/11/2012 #DD 836662



(This area for notarial seal)