



201112130020

Skagit County Auditor

12/13/2011 Page

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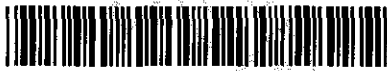
CoreLogic

450 E. Boundary St.

Attn: Release Dept.

Chapin, SC 29036

This space for Recorder's use



Case Nbr: 16494874

Ref Number: 8015338141

Tax ID: P122046, P35109

12/19/2011

Property Address:

12967 JOSH WILSON RD

MOUNT VERNON, WA 982738294

WA0-RDT 16494874

12/12/2011

Recording Requested By:

Navy Federal Credit Union

Prepared By:

Dehora C. Cox

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

DEED OF RECONVEYANCE

FIRST AMERICAN TITLE INSURANCE COMPANY, the present holder of the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Lender: NAVY FEDERAL CREDIT UNION

Made By: ERIC J LANDON AND WENDY LANDON, HUSBAND AND WIFE

Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY

Date of Deed of Trust: 12/26/2007

Loan Amount: \$396,340.00

Recorded in Skagit County, WA on: 1/7/2008, book N/A, page N/A and instrument number 200801070092

Property Legal Description:

PARCELS B AND C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED NOVEMBER 22, 2004 UNDER AUDITOR'S FILE NO. 200411220202, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 5, "PLAT OF BAY VIEW, MCKENNA AND ELLIOTT'S SECOND ADDITION" AND A PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; SAID PARCELS MORE FULLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 5, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 5 AND THE NORTHWESTERLY LINE OF D AVENUE AS SHOWN ON SAID PLAT (SAID POINT BEING ALSO ON THE NORTH LINE OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; THENCE WEST ALONG THE NORTH LINE OF TRACT 5, A DISTANCE OF 573.29 FEET; THENCE SOUTHEASTERLY PARALLEL WITH 7TH STREET IN SAID PLAT TO THE NORTHERLY LINE OF D AVENUE; THENCE NORTHEASTERLY ALONG SAID AVENUE TO THE POINT OF BEGINNING. TOGETHER WITH ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 6 OF SURVEYS, AT PAGES 75 AND 76, UNDER AUDITOR'S FILE NO. 8505090031, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89 DEGREES 40'20" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 165.10 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARK R. OLSON AND CARRIE A. OLSON, HUSBAND AND WIFE, BY INSTRUMENT DATED JULY 30, 1991, AND RECORDED UNDER AUDITOR'S FILE NO. 9108020039, RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 20 DEGREES 34'20" WEST ALONG THE WESTERLY LINE OF SAID OLSON TRACT, A DISTANCE OF 144.35 FEET TO ITS NORTHWEST CORNER; THENCE SOUTH 83 DEGREES 34'01" WEST, A DISTANCE OF 452.35 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, SAID POINT LYING NORTH 0 DEGREES 40'34" EAST, A DISTANCE OF 81.60 FEET FROM THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE END OF SAID DESCRIBED LINE. EXCEPTING FROM ALL OF THE ABOVE, THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 30, 165.1 FEET WEST OF THE SOUTHEAST CORNER; THENCE NORTH 20 DEGREES 54' WEST 144.35 FEET; THENCE NORTH 69 DEGREES 55' EAST 233.07 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 0 DEGREES 36'48" WEST ALONG SAID EAST LINE 182.56 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 68

DEGREES 40' WEST ALONG THE NORTH LINE OF COUNTY ROAD 166.1 FEET; THENCE NORTH 20 DEGREES 54' WEST 30.06 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PORTION OF TRACT 5, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 89 DEGREES 40'20" WEST ALONG THE NORTH LINE OF SAID SECTION 31, BEING ALSO THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 655.67 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL "B" IN REAL ESTATE CONTRACT BETWEEN ROBERT H. AND SELMA B. NEMITZ AND SEAVIEW HOLDING LTD., RECORDED UNDER AUDITOR'S FILE NO. 837820; THENCE SOUTH 22 DEGREES 31'20" EAST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND A DISTANCE OF 69.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22 DEGREES 31'20" EAST, A DISTANCE OF 139.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE JOSH WILSON ROAD; THENCE SOUTH 68 DEGREES 58'20" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 40.14 FEET; THENCE NORTH 6 DEGREES 19'16" WEST A DISTANCE OF 143.81 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS THEREOF, the undersigned has caused this Deed of Reconveyance to be executed on

12/13/11

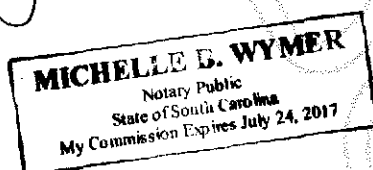
FIRST AMERICAN TITLE INSURANCE COMPANY

By: [Signature]
Ronald E. Rooney, Authorized Signatory

State of SC, County of Lexington

The foregoing instrument was acknowledged before me, a Notary Public, on 12-12-2011 by Ronald E. Rooney, Authorized Signatory of FIRST AMERICAN TITLE INSURANCE COMPANY on behalf of the corporation.

[Signature]
Notary Public



201112130020
Skagit County Auditor