

When Recorded Return To:

USAA FEDERAL SAVINGS BANK
PO BOX 205
WATERLOO, IA 50704-0205



201201300155
Skagit County Auditor

1/30/2012 Page

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1 11:38AM



Deed of Reconveyance

USAA #:0702175484 "HILBURN" Lender ID:10124/1707058229 Skagit, Washington PIF: 12/15/2011
MERS #: 100105600024113945 SIS #: 1-888-679-6377

WHEREAS FIRST AMERICAN TITLE INSURANCE COMPANY is the present Trustee of record under the following described Deed of Trust:

Trustor: JOHN AUSTIN HILBURN AND CAROLINE MAI HILBURN
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")
Original Trustee: BETTS, PATTERSON & MINES, P.S.
Dated: 05/01/2008 Recorded: 05/20/2008 In Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:
200805200067 In the Records of the County Recorder of Skagit, State of Washington.
Property Address: 1504 11TH STREET, ANACORTES, WA 98221-1941

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 COMPANY as Trustee

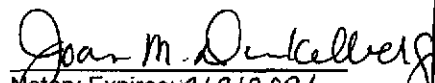
On 1/23/12


RONALD E. ROONEY, AUTHORIZED SIGNATORY

STATE OF South Carolina
COUNTY OF Lexington

The foregoing instrument was acknowledged before me, a Notary Public, on 1-23-12 by Ronald E. Rooney, Authorized Signatory of First American Title Insurance Company on behalf of the corporation.

WITNESS my hand and official seal,


Notary Expires: 12/2/2021

JOAN M DUNKELBERG
Notary Public
South Carolina
My Commission Expires 12/02/2021

(This area for notarial seal)