



201405130037

Skagit County Auditor

\$73.00

5/13/2014 Page

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2 1:18PM

When Recorded Return to:

Heather Shand
415 South First Street
Mount Vernon, WA 98273

CHICAGO TITLE
620021129

FULL RECONVEYANCE

GRANTOR: Vernon Matthew Groff, as his separate estate
TRUSTEE: Richard M. Sybrandy
BENEFICIARY: Teresa Reynoza, as her separate estate

LEGAL DESCRIPTION: (TAX 59 1/2 DK 3 DT 92) THAT PORTION OF THE NE1/4 NE1/4 OF SEC 30, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THIRD STREET AS ESTABLISHED IN THE CITY OF MT VERNON AND THE SOUTH LINE OF SAID NE1/4 NE1/4; THENCE NORTH ALONG THE EAST LINE OF THIRD STREET A DISTANCE OF 50 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, TO A POINT 12 FEET WEST OF THE WEST LINE OF GREAT NORTHERN RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY PARALLEL WITH SAID RIGHT OF WAY, TO THE SOUTH LINE OF SAID NE1/4 NE1/4; THENCE WEST TO THE POINT OF BEGINNING

ASSESSOR'S PROPERTY TAX PARCEL NO.: 340430-0-264-0001/P29121

CONVEYANCE:

The undersigned as trustee under that certain Deed of Trust, dated February 24, 2014, in which Teresa Reynoza is GRANTOR, and Vernon Matthew Groff is BENEFICIARY, recorded on the 7th day of April, 2014, as Auditor's File No. 201404070075, records of Skagit County, Washington, having received from the beneficiary written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said trustee in and to the property described in said Deed of Trust, situate in Skagit County,

