



201410310073

Skagit County Auditor

\$73.00

10/31/2014 Page

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This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

PREPARED BY: Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

WHEN RECORDED MAIL TO:

ServiceLink, FNF's National Lender Platform
500 Eldorado Boulevard, Suite 2300
Broomfield, CO 80021

WASHINGTON

COUNTY OF Skagit
LOAN NO. 7600030185
PARCEL NO. P125497

LEGAL DESCRIPTION: THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS: LOT 285, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1),"AS PER PLAT RECORDED ON DECEMBER 21, 2006. UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. NOTE FOR INFORMATIONAL PURPOSES ONLY: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE OR COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT. LOT 285, SKAGIT HIGHLANDS, DIV. V (PH. 1) Tax ID: P125497 5333 RAZOR PEAK DRIVE, MOUNT VERNON, WASHINGTON, 98273

DEED OF RECONVEYANCE

The UNDERSIGNED, Vic J. Devlaeminck Esq., Attorney At Law, as Trustee under that certain Deed of Trust described below, conveying real property situated in said county and more fully described below, having received from the beneficiary under said deed of trust a written request to reconvey, reciting that the obligation secured by said Deed of Trust *has been paid and performed pursuant to a settlement agreement*, does hereby grant, bargain, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said Deed of Trust.

Original Trustor: **Derek M. Mansur, Jamie Mansur and Jennifer L. Mansur**

And described as follows:

Property Address: 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273

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Deed of Trust Dated 03/31/2010, Recorded 04/06/2010 in the office of the Recorder of SKAGIT County, Washington, in RECORDING NO. 201004060054, executed by DEREK M. MANSUR AND JENNIFER L. MANSUR, WHO ALSO APPEARS OF RECORD AS DEREK ANSUR AND JENNIFER MANSUR, HUSBAND AND WIFE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A SEPARATE CORPORATION THAT IS CTINGSOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS W.J. BRADLEY MORTGAGE CAPITAL CORP., AN OREGON CORPORATION, which states that it secured a debt in the principal sum of \$198,921.00. Trustee: OLD REPUBLIC TITLE. THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST HAS BEEN ASSIGNED OF RECORD: ASSIGNOR : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ASSIGNEE : BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS ERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP DATED : OCTOBER 12, 2011 RECORDED : OCTOBER 27, 2011, UNDER RECORDING NO. 201110270025, OF OFFICIAL RECORDS.

and recorded in the Records of Skagit County, State of WASHINGTON

Property Address: 5333 RAZOR PEAK DR., Mount Vernon, WA 98273

Executed by the undersigned this SEPTEMBER 26, 2014.

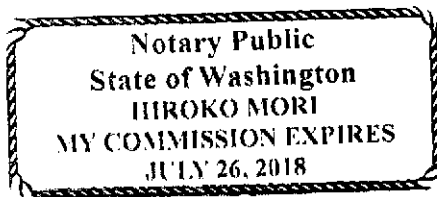
Vic Devlaeminck
Vic J. Devlaeminck Esq., Attorney At Law

STATE OF WASHINGTON COUNTY OF CLARK)ss.

On SEPT. 26, 2014, before me, HIROKO MORI, personally appeared Vic J. Devlaeminck Esq., Attorney At Law, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal on hereto affixed the day and year first above written.

Hiroko Mori
NOTARY PUBLIC



Property Address: 5333 RAZOR PEAK DR., MOUNT VERNON, WA 98273

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