

Prepared by/Return to:

CitiMortgage  
14700 Citicorp Drive #0251  
Hagerstown, MD 21742  
Loan #1124068379



201509090024

Skagit County Auditor

\$73.00

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2 11:33AM

**PARTIAL RECONVEYANCE OF DEED OF TRUST**

Reference No: 201503090058 ✓

Grantor: Judy A. Pedersen and Gunnar Pedersen

Grantee: First American Title Company

Abbreviated Legal Description: Lots 4 & 5 replat of Lt 1-5 Ridgrwood 2<sup>nd</sup> add

Assessor's Tax Parcel ID No: 4438-000-004-0009 and 4438-000-005-0009

This Agreement, made this day of August 3, 2015, for the benefit of Judy A. Pedersen and Gunnar Pedersen, Trustor in the Deed of Trust mentioned below and the owner of the real property described therein by CLEAR RECON CORP, Trustee by Substitution of Trustee recorded concurrently herewith, the present owner and holder of the indebtedness secured by said Deed of Trust:

**WITNESSETH:**

**Land Title and Escrow**

1513035

Whereas, Trustor did execute a Deed of Trust dated February 27, 2015, encumbering real property described therein for the purpose of securing an indebtedness of \$56,337.00 in favor of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, P.O. Box 2026, Flint, MI 48501-2026, tel 888-679-MERS, as designated nominee for Citibank, NA, beneficiary of the security instrument, its successors and assigns, Beneficiary, said Deed of Trust was executed by Judy A. Pedersen and Gunnar Pedersen, to First American Title Company, Trustee, recorded on March 9, 2015 as Document Number 201503090058, in and for the County of Skagit, State of Washington;

NOW, THEREFORE, the undersigned, Trustee, does hereby REMISE, RELEASE AND CONVEY, without warranty, to the present owner of said property, PART of the real estate in said Deed of Trust described, situated in Skagit County in the State of Washington, to-wit:

Lot 4 of "Replat of Lots 1, 2, 3, 4 and 5 of Ridgewood 2<sup>nd</sup> Addition", as per plat recorded in Volume 13 of Plats, Page 40, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington. APN 4438-000-004-0009

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said Deed of Trust. This Partial Deed of Release shall not affect all other property described in said mortgage, to wit:

Lot 5 of "Replat of Lots 1, 2, 3, 4 and 5 of Ridgewood 2<sup>nd</sup> Addition", as per plat recorded in Volume 13 of Plats, Page 40, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington. APN 4438-000-005-0009

IN WITNESS WHEREOF, the undersigned has executed these presents this 28 day of August 2015.

CLEAR RECON CORP

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ANDREA WHITNEY  
MANAGER**

UNRECORDED ORIGINAL DOCUMENT

PURSUANT TO CAL. CIVIL CODE § 1189:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO }

On AUG 28 2015 before me, S. MESA, a Notary Public, personally appeared ANDREA WHITNEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. MESA (seal)  
Notary Public



My Commission Expires:  
8.14.19.