

When Recorded Return To:

LIEN RELEASE DEPT  
AMERICA'S SERVICING COMPANY  
MAC X0501-022  
P.O. BOX 1992  
SAN BERNARDINO, CA 92402



201602010036

Skagit County Auditor

\$73.00

2/1/2016 Page

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1 10:46AM

**Deed of Reconveyance**

America's Servicing Company #1218048814 "ZANDEN JR" Lender ID:Z17001/0008612418 Skagit, Washington  
MIN #: 100010401426509770 SIS #: 1-888-679-6377

WHEREAS WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION is the present Trustee of record under the following described Deed of Trust:

Trustor: THEODORE VAN ZANDEN JR AND CAROL A VAN ZANDEN  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUN TRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR SUNTRUST MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Original Trustee: WASHINGTON ADMINISTRATIVE SERVICES, INC  
Dated: 10/06/2004 Recorded: 10/14/2004 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 200410140077 In the Records of the County Recorder of Skagit, State of Washington.  
Property Address: 7455 TEAL LANE, BOW, WA 98232

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present Beneficiary 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 WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION as Trustee  
On January 27th, 2016


  
ANDREA SEAGRAVES, TITLE OFFICER

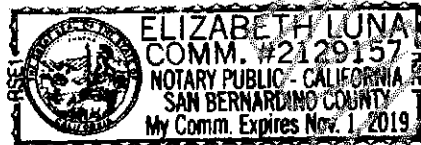
STATE OF California  
COUNTY OF San Bernardino

On January 27th, 2016 before me, ELIZABETH LUNA, Notary Public, personally appeared ANDREA SEAGRAVES, 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,

  
ELIZABETH LUNA  
Notary Expires: 11/01/2019 #2129157



(This area for notarial seal)