



201602180046

Skagit County Auditor

\$75.00

2/18/2016 Page

1 of

3 11:10AM

Record & Return To:  
Solutionstar Settlements  
420 Rouser Road Suite 5  
Coraopolis, PA 15108  
412-893-2358

Loan #: 170794  
Deal Name: Solutionstar  
Settlements



WA, Skagit

**FULL RECONVEYANCE OF DEED OF TRUST**

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, VERIPRO SOLUTIONS, 750 STATE HIGHWAY 121 BY-PASS, SUITE 100, LEWISVILLE, TX, 75067 authorized to conduct business in the state and having been requested in writing by the holder of the obligation secured by the instrument identified as the DEED OF TRUST, by NICHOLAS PREBEZAC (collectively the "Borrower") to reconvey the estate granted to the Trustee under said instrument, based on PAYMENT IN FULL, does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described below:

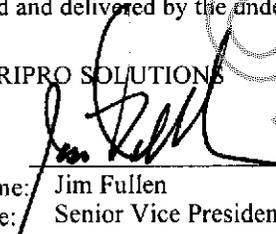
Original Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK Dated: 08/14/2006 Recorded: 08/17/2006 Instrument: 200608170075 in Skagit County, WA Loan Amount: \$22,140.00 Trustee: First American Title

Property: 1610 NORTH 19TH STREET, MT. VERNON, WA 98273

Legal description is attached hereto and made a part hereof as EXHIBIT A

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on 10/29/2015.

VERIPRO SOLUTIONS

By:   
Name: Jim Fullen  
Title: Senior Vice President

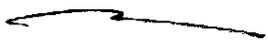
ACKNOWLEDGMENT

State of Texas

County of Denton

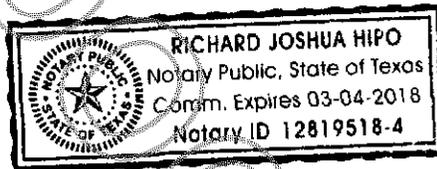
On 10/29/15, before me, Richard Joshua Hipo, Notary Public, in and for said State, personally appeared Jim Fullen, Senior Vice-President of VERIPRO SOLUTIONS,  personally known to me or  ~~proved to me on the basis of satisfactory evidence through the presentation of~~ N/A [description of evidence] to be the person whose name is subscribed to the within instrument who acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public: Richard Joshua Hipo

My Commission Expires: 3/4/18



## Schedule A

The North 75 feet of Tract "A" of "CORREDIG ADDITION", as per plat recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and a portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., all being more fully described as follows:

Beginning at the Northwest corner of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence South  $89^{\circ}35'30''$  East along the North line of said subdivision, a distance of 363.01 feet to a point where the East line of 19th Street projected Northerly intersects the centerline of College Way; thence South  $0^{\circ}12'30''$  East along the East line of 19th Street, as established in the City of Mount Vernon, if projected Northerly, a distance of 229.25 feet to the Northwest corner of Tract "A" of "CORREDIG ADDITION", to the City of Mount Vernon, as recorded in Volume 7 of Plats, Page 14, records of Skagit County, Washington, and the true point of beginning of this description; thence South  $89^{\circ}38'45''$  East along the North line of said Tract "A" and the extension thereof, a distance of 102 feet; thence South  $0^{\circ}12'30''$  East, a distance of 75.00 feet; thence North  $89^{\circ}38'45''$  West, a distance of 102 feet to a point on the East line of 19th Street; thence North  $0^{\circ}12'30''$  West along the East line of 19th Street, a distance of 75 feet to the true point of beginning.