



201612060033

Skagit County Auditor  
12/6/2016 Page

1 of

2 8:47AM

\$74.00

And When Recorded Mail To:  
T.D. Service Company  
LR Department (Cust# 697)  
4000 W Metropolitan Dr Ste 400  
Orange, CA 92868

Space above for Recorder's use

**FULL RECONVEYANCE**

MERS MIN#: 1005848-0000038331-0 PHONE#: (888) 679-6377

Customer#: 697/1 Service#: 4536675RL1

Loan#: 2003623424



THE UNDERSIGNED, as trustee under that certain deed of trust described below, conveying real property situated in said county and more fully described in said Deed Of Trust, 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 fully paid and performed, hereby does grant, bargain, sell, 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 Grantor: WILLIAM P. WAGNER AND VICKI WAGNER, HUSBAND AND WIFE

Original Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR UNITED SECURITY FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: UNITED SECURITY FINANCIAL CORPORATION

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for UNITED  
SECURITY FINANCIAL CORPORATION, beneficiary of the security instrument, its successors and  
assigns.

Deed Of Trust Dated: DECEMBER 09, 2015

Recorded on: DECEMBER 14, 2015 as Instrument No. 201512140106 in Book No. --- at Page No. ---

Property Address: 3107 BRIARWOOD CIRCLE, MOUNT VERNON, WA 98273-0000 County of  
SKAGIT, State Of WASHINGTON.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument, if the undersigned is a  
corporation, it has caused its corporate name to be signed hereunto by its officer duly authorized thereunto by  
order of its Board of Directors.

Dated: NOV 30 2016

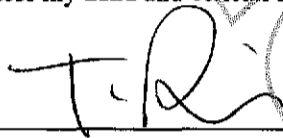
T.D. SERVICE COMPANY OF WASHINGTON

By:   
Jennifer Fuentes, Assistant Secretary

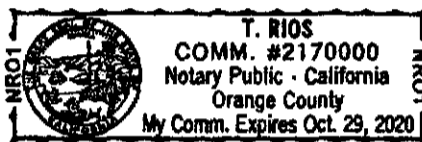
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }  
County of ORANGE } ss.

On NOV 30 2016, before me, **T. Rios**, a Notary Public, personally appeared **Jennifer Fuentes**, 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.



(Notary Name): **T. Rios**



Recording Requested By:  
**T.D. SERVICE COMPANY**