

**201910140075**10/14/2019 11:08 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Record & Return To:
Corporation Service Company
PO Box 3008
Tallahassee, FL 32315
800-927-9800
Prepared by: Nicole Simle

Deal Name: BOC Retail

S672095SAT
REF170637465

Record 2nd W/A, Skagit

FULL RECONVEYANCE OF DEED OF TRUST

W582479T

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **TRUSTEE SERVICES, INC.** 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 **BRENT R. GREGSON AND NAOMI T. GREGSON, HUSBAND AND WIFE** (collectively the "Borrower") to reconvey the estate granted to the Trustee under said instrument, based on CONSIDERATION RECEIVED, 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: BMO Harris Bank N.A. Dated: 01/10/2017 Recorded: 01/20/2017
Instrument: 201701200076 in Skagit County, WA Loan Amount: \$275,000.00 Trustee: FIDELITY NATIONAL TITLE

Parcel Tax ID: P62019 Legal description is attached hereto and made a part thereof.

TRACT 38, BIG LAKE WATERFRONT TRACTS

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on 10/4/2019.

TRUSTEE SERVICES, INC

By: 

Name: Jacob A Hamm


Title: Assistant Vice President

Page 2
REF170637465

State of Washington
County of Kitsap

On 10/4/2019 before me, Matthew J Ormerod, Notary Public, personally appeared Jacob A Hamm, Assistant Vice President of TRUSTEE SERVICES, INC. who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public: Matthew J Ormerod
My commission expires: 2/14/2022

NOTARY PUBLIC
STATE OF WASHINGTON
MATTHEW J ORMEROD
COMMISSION EXPIRES 02/14/2022
COMM LIC # 170767

Prepared By: BMO Harris Bank N.A.
401 Executive Drive, Brookfield, WI 53005
Prepared by: Nicole Simle

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF TRACT 38, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF H.C. PETERS ROAD EXTENSION NO. 263, AS DEEDED TO SKAGIT COUNTY BY DEED RECORDED JUNE 27, 1947, UNDER AUDITOR'S FILE NO. 406022, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT 40 FOOT ROAD RIGHT OF WAY DEEDED TO SKAGIT COUNTY BY DEED RECORDED IN VOLUME 119 OF DEEDS, PAGE 254, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 38;
THENCE NORTH 78°11'56" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 38, 375.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 68°39'59" EAST, 30.19 FEET;
THENCE NORTH 78°11'56" EAST TO THE SHORELINE OF BIG LAKE;
THENCE SOUTHERLY ALONG SAID SHORELINE, 5.00 FEET, MORE OR LESS, TO SAID SOUTHERLY LINE OF TRACT 38;
THENCE SOUTH 78°11'56" WEST ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF TRACT 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 39;
THENCE NORTH 78°11'56" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 39, 345.90 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 78°11'56" EAST ALONG SAID NORTHERLY LINE, 29.78 FEET;
THENCE SOUTH 68°39'59" WEST, 30.20 FEET;
THENCE NORTH 11°48'04" WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.