

When Recorded Return To:

LIEN RELEASE DEPT
F0013-012 AU 35101
WELLS FARGO BANK, N.A.
P.O. BOX 14469
DES MOINES, IA 50306-9655



202106010024

06/01/2021 08:41 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor



Deed of Reconveyance

WFHM - CLIENT 472 #:0082965 "LARKINS" Lender ID:690885/843962755 Skagit, Washington.
WHEREAS WELLS FARGO NATIONAL BANK WEST is the present Trustee of record under the following described Deed of Trust:

Trustor: HERBERT A. LARKINS AND JANIS L. LARKINS
Beneficiary: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.
Original Beneficiary: WELLS FARGO HOME MORTGAGE, INC.
Original Trustee: H AND L SERVICES, INC.
Dated: 03/22/2002 Recorded: 03/27/2002 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:
200203270108 In the Records of the County Recorder of Skagit, State of Washington.

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

Property Address: 14203 COVE COURT, ANACORTES, WA 98221

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 NATIONAL BANK WEST as Trustee
On May 25th, 2021

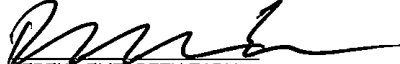

CHRISTINE CARDENAS, Vice President Loan Documentation

STATE OF California
COUNTY OF San Bernardino

On May 25th, 2021 before me, REBEKA ELIZABETH EADY, Notary Public, personally appeared CHRISTINE CARDENAS, 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,


REBEKA ELIZABETH EADY
Notary Expires: 07/02/2021 #2203740



(This area for notarial seal)

EXHIBIT A

Lot 25, PLAT OF SEAVIEW DIVISION NO. 3, according to the plat thereof recorded in Volume 14 of Plats, pages 99 and 100, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 24, PLAT OF SEAVIEW DIVISION NO. 3, according to the plat thereof recorded in Volume 12 of Plats, pages 99 and 100, records of Skagit County, Washington, described as follows

Beginning at the most northwesterly corner of said Lot 24, which corner is located on the Southeasterly margin of Tract B of said plat;
thence South $68^{\circ}49'59''$ East along the North line of said Lot 24, a distance of 99.08 feet,
thence South $44^{\circ}21'09''$ East along the North line of said Lot 24, a distance of 48.06 feet;
thence North $68^{\circ}53'39''$ West a distance of 92.50 feet;
thence North $53^{\circ}29'10''$ West a distance of 54.20 feet to the Southeasterly margin of said Tract B;
thence Northeasterly on a curve to the left, along said Tract B, which center to said curve bears North $46^{\circ}21'55''$ West, having a radius of 50.00 feet, an arc distance of 6.00 feet to the point of beginning,

Situated in Skagit County, Washington.