202106300102
06/30/2021 11:18 AM Pages: 1 of 1 Fees: $103.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When Recorded Return To:

LINDA JENNINGS
CITIZENS ONE HOME LOANS
P.O. BOX 6260
VAM 405
Glen Allen, VA 23058-9962

64132

Deed of Reconveyance

CITIZENS ONE HOME LOANS #:XXXXXX9037 "KLINKER" Lender ID:502/4011483256 Skagit, Washington
MIN #: 100092210000860611 SIS #: 1-888-679-6377

WHEREAS RECONVEYANCE PROFESSIONALS, INC. is the present Trustee of record under the following described Deed of Trust:

Trustor: TEGAAN M KLINKER AND WILLIAM M DEFRANCISCO
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS.
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Original Trustee: FIRST AMERICAN TITLE INSURANCE CO STEPHEN R KERSHNER
Dated: 12/30/2015 Recorded: 12/31/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 201512310037 In the Records of the County Recorder of Skagit, State of Washington.
Property Address: 1414 S 12TH ST, MOUNT VERNON, WA 98274

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

NOW THEREFORE, the present Trustee having received from the present nominee for the 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 RECONVEYANCE PROFESSIONALS, INC. as Trustee
On 5/27/2021

James P. Hoagland

DEBBIE RICHARDSON
COMMISSION EXPIRES
NOTARY
PUBLIC
03-09-22
STATE OF WASHINGTON

STATE OF Washington
COUNTY OF Snohomish

On 5/27/2021, before me, Debbie Richardson, a Notary Public in and for Snohomish County in the State of Washington, personally appeared James P. Hoagland, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Debbie Richardson

Notary Expires: 3/9/2022

(This area for notarial seal)

"MHS"MHSCOMC"04/29/2021 05 17 25 PM" COMC01COMC0000000000000000835538" WASKAGI" XXXXXX9037 WASTATE_TRUST_REL "LCOCOMC"