

When Recorded Return To:

LIEN RELEASE  
FIFTH THIRD BANK  
38 FOUNTAIN SQUARE PLAZA  
MD# 1MOBB1  
CINCINNATI, OH 45273



Deed of Reconveyance  
FIFTH THIRD BANK#: \*\*\*\*\*4903 "BEAUVAIS" 0043100 4025759968 Skagit, Washington

MIN #:100571500003719610 SIS #: 1-888-679-6377

WHEREAS Trustee Services, Inc. is the present Trustee of record under the following described Deed of Trust:

Trustor: ERIK P BEAUVAIS and HEATHER J BEAUVAIS A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WYNDHAM CAPITAL MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WYNDHAM CAPITAL MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Original Trustee: CHICAGO TITLE INSURANCE COMPANY  
Dated: 04-13-2021 Recorded: 04-19-2021 as Instrument No. 202104190173, Book/Reel/Liber N/A, Page/Folio N/A 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

Assessor's/Parcel No: P21440

Property Address: 13062 AVON ALLEN ROAD, MOUNT VERNON, WA 98273

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: Trustee Services, Inc. as Trustee  
On 12-7-2021

By: GARY W. ENRIQUEZ  
GARY W. ENRIQUEZ, Assistant Vice-President

STATE OF Washington  
COUNTY OF Kitsap

On 12/7/2021, before me, Matthew J. Ormerod, a Notary Public in and for Kitsap in the State of Washington, personally appeared GARY W. ENRIQUEZ, Assistant Vice-President, 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,

Matthew J. Ormerod  
Matthew J. Ormerod  
Notary Expires: 2/14/2022

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

Deed of Reconveyance Page 2 of 2

Exhibit A:

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

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD A DISTANCE OF 224 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF RAILROAD STREET IN THE PLAT OF MAP OF NORTH AVON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF FLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE AT RIGHT ANGLES TO SAID COUNTY ROAD 60°50' WEST A DISTANCE OF 248.4 FEET; THENCE SOUTH 29°10' EAST TO THE SOUTH LINE OF CEDAR STREET; THENCE NORTH 60°50' EAST TO THE COUNTY ROAD; THENCE NORTHERLY ALONG THE WEST SIDE OF THE COUNTY ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF CEDAR STREET WITH THE WEST LINE OF THE AVON ALIEN COUNTY ROAD, AS SHOWN ON THE MAP OF NORTH AVON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 28°20'45" WEST ALONG THE WEST LINE OF SAID COUNTY ROAD A DISTANCE OF 414.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 61°39'15" WEST A DISTANCE OF 248.40 FEET TO THE TERMINAL POINT OF SAID LINE.

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200601 120137, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.