

When Recorded Return To:

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

70103



**Deed of Reconveyance**

CITIZENS ONE HOME LOANS #XXXXXX4184 "KLINKER" Lender ID:F07/005332617 Skagit, Washington  
WHEREAS RECONVEYANCE PROFESSIONALS, INC. is the present Trustee of record under the following  
described Deed of Trust:

Trustor: TEGAAN KLINKER A/K/A TEGAAN M KLINKER  
Beneficiary: CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION  
Original Beneficiary: CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION  
Original Trustee: QUICK SILVA TITLE & ESCROW  
Dated: 12/26/2020 Recorded: 01/04/2021 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:  
202101040142 In the Records of the County Recorder of Skagit, State of Washington.

Legal: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34  
NORTH, RANGE 4 EAST W M, DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST LINE OF  
12TH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, 475 FEET NORTH OF THE SOUTH  
LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE EAST 100 FEET TO THE WEST LINE  
OF THE ALLEY THROUGH BLOCK 22 OF MILLETT'S ADDITION, IF EXTENDED SOUTH, THENCE NORTH  
ON THE WEST LINE OF SAID ALLEY 50 FEET, THENCE WEST 100 FEET, MORE OR LESS, TO THE EAST  
LINE OF 12TH STREET, THENCE SOUTH ALONG THE EAST LINE OF 12TH STREET TO THE POINT OF  
BEGINNING SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

Assessor's/Parcel No.: P28362  
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 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 May 3 2022

JAMES R HOAGLAND, PRESIDENT

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

On May 3, 2022, before me, KRISTINA FALLER, a Notary Public in and for  
SNOHOMISH in the State of WA, personally appeared  
JAMES R 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.

Notary Name: KRISTINA FALLER  
Notary Expires: / / Notary Public in and for the State of WASHINGTON  
Notary Expires: 03/09/2026

