

Return to:

John and Anne Milas
2317 E Kindcaid St.
Mount Vernon, WA 98273

GNW 24-20137 **Full DEED OF RECONVEYANCE**

The United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Trustee under the deed (s) of trust executed by

MARGARET J. WESTGARD, A SINGLE PERSON

as Trustor (s), dated and recorded in the Mortgage Records of Skagit County, State of Washington, accordingly:

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conveying real property situated in said county described as follows:

Tax Parcel No. 4390-000-010-0032 P81156

See "EXHIBIT A".

Having been advised that the obligations secured by said trust deed (s) have been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person (s) legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed (s).

This instrument pertains only to the real property and trust deed (s) herein described and none other.

IN WITNESS WHEREOF, the United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture, has executed this instrument by and through the undersigned official, duly authorized pursuant to Part 1900 Subpart A, Code of Federal Regulations.

07/12/24
Date


Washington State Director for
USDA, Rural Development (Trustee)

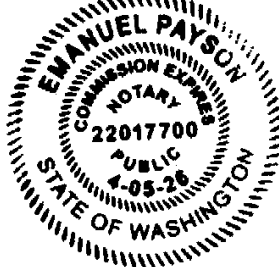
ACKNOWLEDGMENT

State of Washington

County of Skagit

On this day personally appeared before me Cassandra Redden to me known to be the delegated representative of the Washington State Director, Rural Development, and who executed the within and Foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 12 day of July, 2024.

(NOTARIAL SEAL)




Notary Public in and for the State of Washington.

Residing at:
Mount Vernon, WA

My appointment expires on: 4/5/2026

Exhibit "A"

"legal description – Westgard"

LOT 10, "COLLEGE MEADOW DIVISION NO. 2".
AS PER PLAT RECORDED IN VOLUME 12 OF
PLATS AT PAGE 42 AND 43, IN THE RECORDS OF
SKAGIT COUNTY, STATE OF WASHINGTON.

THIS DEED OF TRUST FURTHER SECURES THAT
CERTAIN ASSUMPTION AGREEMENT DATED
JUNE 3, 1993, BETWEEN MARGARET J.
WESTGARD, A SINGLE PERSON AND HAZEL R.
KEENE AND THE UNITED STATES OF AMERICA,
ACTING THROUGH THE FARMERS HOME
ADMINISTRATION, SECURED BY THE ORIGINAL
DEED OF TRUST DATED 10/1/81.

"SUBJECT, HOWEVER, TO ALL OUTSTANDING
COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, LIENS, ENCUMBRANCES,
EASEMENTS, RIGHTS OF WAY, LEASES,
MINERAL OIL, GAS AND GEOTHERMAL RIGHTS
(with or without the right of surface entry), TIMBER
RIGHTS, WATER RIGHTS, JUDGEMENTS,
PENDING COURT PROCEEDINGS, PROBATE
PROCEEDINGS AND AGREEMENTS WHICH LIMIT
THE TITLE TO THE PROPERTY."