

**Record and Return To:**

T7408-01Y AU 0233287  
LIEN RELEASE DEPT  
WELLS FARGO BANK, N.A.  
P.O. BOX 659250  
SAN ANTONIO, TX 78265-5150

Drafted By: **CORINE ROMERO**

Loan #: **65198049351998**

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**DEED OF RECONVEYANCE**

Original Trustor: **ERIK DANIEL WERMUS**  
Original Trustee: **WELLS FARGO FINANCIAL NATIONAL BANK**  
Original Beneficiary: **WELLS FARGO BANK, N.A.**

Dated: **04/20/2006** Recorded: **08/08/2006** Instrument: **200605080063** Book: **N/A** Page:  
**N/A** in **Skagit** County, **WA** Loan Amount: **\$100,000.00**  
Property Address: **409 39TH ST, ANACORTES, WA 98221**  
Parcel Tax ID: **P33144**

Legal: **THE NORTH 76.5 FEET OF THE EAST 84.0 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND : THAT PORTION OF THE NORTHEAST 1 /4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 30. TOWNSHIP 35 NORTH, RANGE 2 EAST , W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF 'V' AVENUE PRODUCED SOUTH, IN THE CITY OF ANACORTES, 220 FEET SOUTH OF THE SOUTH LINE OF 38TH STREET PRODUCED (SAID POINT BEING 516. 0 FEET SOUTH OF THE SOUTHLINE OF 37TH STREET AS ESTABLISHED IN THE CITY OF ANACORTES); THENCE WEST 80. 42 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING RUN WEST 89. 42 FEET; THENCE SOUTH 90.0 FEET; THENCE EAST 89.42 FEET; THENCE NORTH 90.0 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY , LYING WITHIN THE BOUNDARIES OF THE WEST 360 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; TOGETHER WITH A NON-EXCLUSIVE EASEMENT, 15 FEET IN WIDTH, FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT ON THE WEST LINE OF 'V' AVENUE PRODUCED SOUTH IN THE CITY OF ANACORTES, WASHINGTON, 220 FEET SOUTH OF THE SOUTH LINE OF 38TH STREET, OR 516 FEET SOUTH OF THE SOUTH LINE OF 37TH STREET; THENCE WEST 178. 84 FEET; THENCE NORTH 15 FEET; THENCE EAST 178. 84 FEET, MORE OR LESS, TO THE WEST LINE OF 'V' AVENUE; THENCE SOUTH ALONG WEST LINE OF 'V' AVENUE TO THE POINT OF BEGINNING. TITLE TO SAID PREMISES IS VESTED IN ERIK DANIEL WERMUS. A SINGLE PERSON BY DEED FROM JAMES R. CHOATE AND PRISCILLA S. CHOATE, HUSBAND AND WIFE DATED 5/12/2004 AND RECORDED 5/18/2004 AS INSTRUMENT NO. 200405180084 .**

WHEREAS **WELLS FARGO NATIONAL BANK WEST f/k/a WELLS FARGO FINANCIAL NATIONAL BANK** is the present Trustee of record under the above described Deed of Trust:  
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.

Date: **10/11/2024.**

**WELLS FARGO NATIONAL BANK WEST f/k/a WELLS FARGO FINANCIAL NATIONAL BANK**

By: 

Name: **CORINE ROMERO**

Title: **Vice President Loan Documentation**

STATE OF **Texas** }  
COUNTY OF **Bexar** } S.S.

On **10/11/2024**, before me, **SAVON SIMMONS**, a Notary Public in and for Bexar County in the State of Texas, personally appeared, **CORINE ROMERO, Vice President Loan Documentation of WELLS FARGO NATIONAL BANK WEST f/k/a WELLS FARGO FINANCIAL NATIONAL BANK**, 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 Public: **SAVON SIMMONS**  
My Commission Expires: **11/17/2026**  
Commission #: **13407048-6**

