

When Recorded Return To:

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



202410290011

10/29/2024 09:15 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor



Deed of Reconveyance

WFHM - CLIENT 936 #:0351905559 "BUETTNER" Lender ID:569994/0210046109 Skagit, Washington
WHEREAS WELLS FARGO NATIONAL BANK WEST is the present Trustee of record under the following
described Deed of Trust:

Trustor: STEVEN J BUETTNER
Beneficiary: Wells Fargo Bank, N.A.
Original Beneficiary: WELLS FARGO BANK, N.A.
Original Trustee: NORTHWEST TRUSTEE SERVICES LLC
Dated: 12/26/2012 Recorded: 01/07/2013 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:
201301070158 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.: 45000000080600
Property Address: 41632 LOWER FINNEY CREEK ROAD, CONCRETE, WA 98237

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 WELLS FARGO NATIONAL BANK WEST as Trustee
On October 23rd, 2024

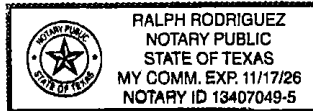
ARIEL D. LACOUR, Vice President Loan Documentation

STATE OF Texas
COUNTY OF Bexar

On October 23rd, 2024, before me, RALPH RODRIGUEZ, a Notary Public in and for Bexar in the State of Texas,
personally appeared ARIEL D. LACOUR, Vice President Loan Documentation, 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,

RALPH RODRIGUEZ
Notary Expires: 11/17/2026 #13407049-5



(This area for notarial seal)

Schedule "A-1"

144762-O

DESCRIPTION:

Tract 4, Short Plat No. 91-030, approved October 19, 1992, recorded under Auditor's File No. 9210190017, records of Skagit County, Washington, being a portion of Lot 8 of "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO:

An easement over a portion of Section 13, Township 35 North, Range 7 East, W.M., the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section;

thence North $0^{\circ}36'28''$ East along the centerline of said Section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington;

thence continuing North $0^{\circ}36'28''$ East, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat;

thence North $86^{\circ}27'26''$ West along the North line of said road, a distance of 325.19 feet to the point of beginning of this description;

thence North $72^{\circ}59'26''$ West, a distance of 283.74 feet;

thence North $54^{\circ}54'26''$ West, a distance of 1,214.84 feet to the Southeasterly right of way line of the South Skagit Highway No. 360 as shown on said plat;

thence South $57^{\circ}42'30''$ West along said right of way line, a distance of 32.50 feet to the North line of said Lower Finney Creek Road;

thence South $54^{\circ}54'26''$ East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet;

thence South $72^{\circ}59'26''$ East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet;

thence South $86^{\circ}27'26''$ East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Tracts 1, 2, and 3 of said Short Plat as delineated thereon.

Situate in the County of Skagit, State of Washington.