

Loan Number: 0909254180
Prepared by: Tanya Sprunk
Return Address
Weststar Mortgage Corporation
8814 Horizon NE Blvd Ste 100
Albuquerque, NM 87113-1588

Above Space for Recorder's User Only
MERS MIN# 100920941001729573
MERS Phone Number: 1-888-679-6377
MERS Address: P.O. Box 2026, Flint, MI 48501-2026

FULL RECONVEYANCE

WHEREAS, Weststar Mortgage Corporation is the present Trustee of record under the following described Deed of Trust
Trutor: SHAWN D CANATSEY and SHARON CANATSEY, Husband and Wife, 737 PANORAMA RIDGE, MOUNT VERNON, WA 98273,
Beneficiary: Mortgage Electronic Registration Systems, Inc., as designated nominee for the beneficiary of the security instrument, Weststar Mortgage Corporation, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026
Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as designated nominee for the beneficiary of the security instrument, GOLDWATER BANK NA, its successors and assigns
Original Trustee: CHICAGO TITLE INSURANCE COMPANY

Dated: July 16, 2020, in the amount of \$404,000.00, Recorded: August 13, 2020 in Book/Reel/Liber:
N/A Page/Folio N/A as Instrument No. 202008130001 in the Records of the County Recorder of
Skagit Auditor County, State of Washington.

Property Address: 737 PANORAMA RIDGE, MOUNT VERNON, WA 98273


Legal Description: LOT 377, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2),
ACCORDING TO THE PLAT THEREOF, RECORDED ON JANUARY 17, 2008 UNDER
AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON. APN #:
4948-000-377-0000

AND WHEREAS, the above Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received the payment from the successor to the original 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.

Dated: April 17, 2025
Weststar Mortgage Corporation as Trustee


Amber Baca, Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individuals who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

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On April 21, 2025, before me, Stephanie Martinez, a Notary Public, personally appeared Amber Baca, Assistant Secretary for Weststar Mortgage Corporation, who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of New Mexico that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Stephanie Martinez, Notary Public
Notary Expiration: December 09, 2028
Commission #: 2004517

OFFICIAL SEAL
STEPHANIE MARTINEZ
Notary Public - State of New Mexico
Commission Number 2004517
My Commission Expires Dec 9, 2028

Electronically Notarized in Person via Simplifile