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04/03/2026 02:13 PM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

After recording return to:
Name: Sheila D. Gunerius Allan B.&Barbara A. Fredrickson
Address: 1020 Chippewa st
Mount Vernon, WA 98273

FULL RECONVEYANCE

R260025
Ref Number:
Tax Number:
AF Number: 201401140045
Grantor: GUARDIAN NORTHWEST TITLE
Grantee: Fredrickson & Gunerius, LLC

The Undersigned as trustee under that certain Deed of trust which is identified below, having received from the beneficiary under said Deed of Trust a written request to reconvey the real property which is described therein, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in said Deed of Trust recorded in Skagit County.

Grantor: Fredrickson & Gunerius, LLC
Beneficiary: Sheila D. Gunerius a single woman, as to an undivided 50% intres, Allan B. Fredrickson & Barbara A. Fredrickson, Husband and Wife, as to an undivided 50% intrest
Trustee: GUARDIAN NORTHWEST TITLE
Dated: January 10, 2014 Recorded: January 14, 2014
AF Number: 201401140045
Volume: Page:

GUARDIAN NORTHWEST TITLE
By: _____
Katie Hickok , Secretary

State of Washington }
} ss.
County of Skagit }

On this day, before me, the undersigned, a Notary Public in and for the State aforesaid duly commissioned and sworn, personally appeared Katie Hickok to be known to be the Secretary of GUARDIAN NORTHWEST TITLE , the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that He/She is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed April 02, 2026

SCOTT A J BENTLEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 5-10-27 36417

_____
Notary Public in and for the State of Wa
Residing at Concrete

Guardian Northwest Title & Escrow Company
P.O.Box 1667
Mt. Vernon, WA 98273