

When Recorded Return To:

Washington Mutual
PO BOX 45179
JACKSONVILLE, FL 32232-5179



200611290072

Skagit County Auditor

11/29/2006 Page 1 of 1 8:55AM



Deed of Reconveyance

WASHINGTON MUTUAL - CLIENT 908 #:0676707565 "HIXSON" Lender ID:F54/422/1697149642 Skagit, Washington PIF: 11/10/2006

MERS #: 100015902202067599 VRU #: 1-888-679-6377

WHEREAS WASHINGTON RECONVEYANCE COMPANY is the present Trustee of record under the following described Deed of Trust:

Trustor: THOMAS P HIXSON AND TIA B HIXSON HUSBAND AND WIFE F1KEY
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC

Original Trustee: FIRST AMERICAN TITLE & ESCROW

Dated: 10/07/2004 Recorded: 10/08/2004 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:

200410080088 In the Records of the County Recorder of Skagit, State of Washington.

Property Address: 785 SOUTHVIEW DR, BURLINGTON, WA 98233

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

NOW THEREFORE, the present Trustee having received from the present owner of the beneficial interest 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 WASHINGTON RECONVEYANCE COMPANY as Trustee
On November 20th, 2006

JOCELYN TATE, LIEN RELEASE ASSISTANT SECRETARY

STATE OF Florida
COUNTY OF Duval

On November 20th, 2006, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared JOCELYN TATE, LIEN RELEASE ASSISTANT SECRETARY, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal,

Notary Expires: / /

Nicole Gonzalez
Commission # DD401902
Expires March 1, 2009
Bonded Troy Fair - Insurance, Inc. 800-885-7019

(This area for notarial seal)