



201409220148

Skagit County Auditor
9/22/2014 Page

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\$74.00

3 11:20AM

When Recorded Return To:
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071

DEED OF RECONVEYANCE



First American Title Insurance Company as Trustee, under the Deed of Trust dated **10/26/2004**, made and executed by **MT. VERNON RETAIL, LLC**, as Grantor, and recorded in **Instrument No: 200410290169** on **10/29/2004** of the Official Records in the Office of the Recorder of **Skagit County, Washington**, having received from **ARTESIA MORTGAGE CAPITAL CORPORATION**, Beneficiary, under said Deed of Trust a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, satisfied, or otherwise discharged, and said Deed of Trust and the note(s) secured thereby having been surrendered to the Trustee (or Grantor) for cancellation, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all right, title and interest acquired and now held by said Trustee under said Deed of Trust.

Property Address: **Property Address: 425 EAST COLLEGE WAY, MT. VERNON, WA, 98273**

Range: **N/A**

Subdivision: **N/A**

ARTESIA MORTGAGE CAPITAL CORPORATION ASSIGNED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WACHOVIA BANK COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-C16 RECORDED ON 6/20/2005 IN INSTRUMENT # 200506200108

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WACHOVIA BANK COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-C16 ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WACHOVIA BANK COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-C16 RECORDED ON 07/21/2009 IN INSTRUMENT # 200907210113

Description/Additional information: **SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.**

Trustee Address: **181 East 5600 South, Liberty Hall Bldg, #330, Murray, UT, 84107**

Dated this ¹⁸09/22/2014

Trustee: **First American Title Insurance Company**

By: Laura Meier, Authorized Agent

State of: Utah

County of: Salt Lake

On 9/18/14, before me, the undersigned, a notary public in and for said state, personally appeared Laura Meier, as Authorized Agents of First American Title Insurance Company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rana L. McMurtrey
Notary Public: Rana L. McMurtrey

My Commission Expires: 5/3/17
Prepared By:

**CT LIEN SOLUTIONS
RUCHITA AGARWAL
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-331-3282**



EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PARCEL A

Tracts B and C, CITY OF MOUNT VERNON SHORT PLAT NO. MV-26-76, approved September 10, 1976, recorded September 23, 1976 in Volume 1 of Short Plats, page 175, under Auditor's File No. 843161 and being a portion of Tracts 9 and 10, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B

An easement as set forth in "Reciprocal Use Agreement" for mutual ingress, egress, parking and driveways as recorded November 21, 1976 under Auditor's File Numbers 869014 and 869036, records of Skagit County, Washington, over the following described property:

The East 77 feet of the West 245 feet of the South 100 feet of Tract 9, Plat of Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington.

Situated in Skagit County, Washington.

PARCEL C

An easement as set forth in "Easement and Maintenance Agreement" for vehicular and pedestrian ingress, egress, access, and vehicular parking as recorded September 22, 2004 under Auditor's File Numbers 200409220116, records of Skagit County, Washington, over the following described property:

The West 168 feet of Tract 9, Plat of Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington, and the North 29.5 feet of the East 100 feet of the West 268 feet of Tract 9, Plato Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington,

Situated in Skagit County, Washington.

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