



202008170051

08/17/2020 08:39 AM Pages: 1 of 1 Fees: \$103.50
Skagit County Auditor

When Recorded Return To:

LIEN RELEASE DEPARTMENT
TIAA BANK
301 W BAY ST
JACKSONVILLE, FL 32202

WG28310G



Deed of Reconveyance

TIAA, FSB#: 9000717253 "HIXSON" F21/001 Skagit, Washington

MIN #:100162500035461012 SIS #: 1-888-679-6377

WHEREAS TRUSTEE SERVICES INC is the present Trustee of record under the following described Deed of Trust:

Trustor: THOMAS P HIXSON and TIA B HIXSON husband and wife
Beneficiary: "MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, ACTING SOLELY AS NOMINEE FOR MY NEIGHBORHOOD MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS"
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR MY NEIGHBORHOOD MORTGAGE COMPANY, LLC. IT'S SUCCESSORS AND/OR ASSIGNS
Original Trustee: CHICAGO TITLE COMPANY
Dated: 07-02-2009 Recorded: 07-08-2009 as Instrument No. 200907080082, Book/Reel/Liber N/A, Page/Folio N/A In the Records of the County Recorder of Skagit, State of Washington.

Property Address: 17184 BULLTROUT LN, MOUNT VERNON, WA 98274

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

NOW THEREFORE, the present Trustee having received from the present nominee for the 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: TRUSTEE SERVICES INC as Trustee
On 8/17/20

By: 
JACOB A HAMM, ASSISTANT VICE PRESIDENT

STATE OF Washington
COUNTY OF Kitsap

On 8/17/20, before me, MATTHEW J ORMEROD, a Notary Public in and for Kitsap in the State of Washington, personally appeared JACOB A HAMM, ASSISTANT VICE PRESIDENT of TRUSTEE SERVICES INC, 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,


MATTHEW J ORMEROD
Notary Expires: 2/14/2022 #170767

NOTARY PUBLIC
STATE OF WASHINGTON
MATTHEW J ORMEROD
COMMISSION EXPIRES 02/14/2022
COMM LIC #170767