



**202008310161**

08/31/2020 11:31 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When Recorded Return To:  
**LIEN SOLUTIONS  
PO BOX 29071  
GLENDALE, CA91209-9071**

**DEED OF RECONVEYANCE**



**First American Title Insurance Company** as Trustee, under the Deed of Trust dated **10/19/2018**, made and executed by **Elizabeth Wallace**, as her **separate estate**, as Grantor, and recorded in **Instrument No: 201810220042** on **10/22/2018** of the Official Records in the Office of the Recorder of **Skagit County**, Washington, having received from **AXOS Bank, its Successors and or Assigns**, 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.  
**Current Beneficiary Name:WBL SPO I, LLC**

**Assessor's Parcel or Account Number: P23327 & P74932**  
**Section: 1**  
**Township: 34**  
**Range: 4**  
**Block No: 1**  
**Lot: 7 & 5**  
**Subdivision: X**

**Property Address:12667 State Route 9, Mount Vernon, WA, 98273**  
**This mortgage was assigned to World Business Lenders, LLC with assignment recorded on 09/17/2019 Instrument No. 201909170033; and further assigned to WBL SPE III, LLC with assignment recorded on 10/03/2019 Instrument No. 201910030054; and further assigned to WBL SPO I, LLC with assignment recorded on 1/28/2020 Instrument No. 202001280030.**  
**Description/Additional information: See attached Exhibit A.**  
**Loan Amount: \$100,000.00**

**Trustee Address:10011 S. Centennial Parkway, #340, Sandy, UT, 84070**  
**Dated this 08/04/2020**

Trustee: **First American Title Insurance Company**

By: \_\_\_\_\_

State of: UT

County of: 2

On 8/20/20, before me, the undersigned, a notary public in and for said state, personally appeared

Lois W. Hesterwood, 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.

  
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Phone #: 800-833-5778



Prepared By:  
**World Business Lenders, LLC**  
CINDY SHI  
101 Hudson Street, 33rd Floor  
Jersey City, NJ07302  
**First American Title Insurance Company**  
10011 S. Centennial Parkway, #340, Sandy, UT, 84070

EXHIBIT A  
DESCRIPTION OF THE LAND

PARCEL "A":

Lot 5, Block 1, "FIRST ADDITION TO THE PLAT OF MOUNTAIN VIEW", as per plat recorded in Volume 3 of Plats, Page 12, records of Skagit County, Washington.

PARCEL "B":

That portion of the South  $\frac{1}{2}$  of Government Lot 7, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the point of intersection of the North line of said South  $\frac{1}{2}$  of Government Lot 7, with the East line of the right-of-way of the Northern Pacific Railway; thence East 62 feet; thence South  $6^{\circ}$  East, 190 feet to the true point of beginning of this description, said point being on the East marginal line of the County highway through the Town of Clear Lake; thence East 230 feet; thence South 48 feet; thence West 230 feet, more or less, to the East marginal line of said County highway; thence Northerly along the East line of said highway to the point of beginning; EXCEPT therefrom a strip of land approximately 27 feet wide off the East side of said premises, so that the East line of the above described tract running North and South will be parallel with the center of the alley now ending on the North line of the above described tract.

Commonly Known As: 12667 State Route 9, Mount Vernon, WA 98273

Parcel ID: P23327 (Parcel A)

Parcel ID: P74932 (Parcel B)