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Case Nbr: **40072095**
Ref Number: **000008312233167**
Tax ID: **P124894 &**
6/23/2024
Property Address:
6658 THOMAS CREEK DR
SEDRO WOOLLEY, WA 98284-0000
WA0-RDT 40072095 E 5/3/2024 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Tina K. Sandor-Provencher
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

DEED OF RECONVEYANCE

First American Title Insurance Company, the present holder of the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: **KEYBANK NATIONAL ASSOCIATION**
Made By: **NICHOLAS LOONEY, MARRIED AND LAVELL LOONEY, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/13/2021**
Loan Amount: **\$29,290.00**

Recorded in **Skagit County, WA** on: **8/24/2021**, book **N/A**, page **N/A** and instrument number **202108240097**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: LOT 3, "THE GLADE THOMAS CREEK LONG CARD PL-05-0093", APPROVED AUGUST 15, 2006 AND RECORDED AUGUST 21, 2006, UNDER AUDITOR'S FILE NO. 200608210099. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER AUDITOR'S FILE NO. 200311120047 AND AS DELINEATED ON THE FACE OF "THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093' SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE ABBREVIATED LEGAL: LOT(S): 3, GLADE AT THOMAS CREEK TAX PARCEL NUMBER(S): P124894 / 4901-000-003-0000 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201705300161 OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

IN WITNESS THEREOF, the undersigned has caused this Deed of Reconveyance to be executed on **5/3/2024**

First American Title Insurance Company

By: _____
Audrey B Trumble, Vice President

State of TX, County of Dallas

On 5/3/2024, before me, EMMA VOGEL, a Notary Public, personally appeared Audrey B Trumble, Vice President of First American Title Insurance Company personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they of his/her/their free act and deed executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: EMMA VOGEL
My Commission Expires : 12/22/2024

