



201805300005

05/30/2018 08:42 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS
WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON
COUNTY OF SKAGIT

RECORD 2ND



PARCEL NO. P114391

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee, Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated **JUNE 20, 2016**, executed by **KAREN A. RICHARDSON AS TRUSTEE OF THE KAREN A. RICHARDSON REVOCABLE LIVING TRUST DATED APRIL 27, 2004**, Trustor, to **PIONEER TITLE COMPANY OF WA**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **ROYAL UNITED MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JUNE 30, 2016** as Auditor's File No. **201606300002**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1405 MALLARD VIEW DR #4, MOUNT VERNON, WASHINGTON 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **ROYAL UNITED MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, the current beneficiary or the nominee of the current beneficiary under said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF the Undersigned has caused this Instrument to be executed this **MAY 22, 2018**.

FIRST AMERICAN TITLE INSURANCE COMPANY


KAYLA SCHROEDER, ASSISTANT
SECRETARY

POD: 20180515

SL8120112IM - LR - WA



Page 1 of 3

DOCUMENT 2 of 2
MIN: 100872200003013454
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On MAY 22, 2018, before me, JAMIE GERBER, personally appeared KAYLA SCHROEDER known to me to be the ASSISTANT SECRETARY of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


JAMIE GERBER (COMMISSION EXP. 12/10/2021)
NOTARY PUBLIC



SL8120112IM 1013245552

RICHARDSON

Unit 4, Building 3, "MALLARD VIEW CONDOMINIUM, PHASE II," according to the Declaration thereof recorded December 9, 1998, under Auditor's File No. 9812090060, Supplemental Declaration recorded March 17, 1999, under Auditor's File No. 9903170099, and Second Supplemental Declaration recorded August 30, 2000, under Auditor's File No. 200008300094, AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 51 through 55, inclusive, all in records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.