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09/26/2018 11:20 AM Pages: 1 of 3 Fees: \$101.00  
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**

*RECORD 2ND*



COUNTY OF SKAGIT

LOAN NO.: 0440054533

PARCEL No. P39814

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 FEBRUARY 18, 2011, executed by JOSHUA J ANDERSON, MARRIED MAN, AS HIS SEPARATE ESTATE, Trustor, to CHIGAGO TITLE CO-ISLAND DIVISION, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP INC., DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 22, 2011 as Auditor's File No. 201102220212, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 618 VIRGINIA AVE, SEDRO WOOLLEY, WA 98284

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP INC., DBA MORTGAGE ADVISORY GROUP, 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 SEPTEMBER 11, 2018.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
JAMIE GERBER, ASSISTANT SECRETARY

POD: 20180831

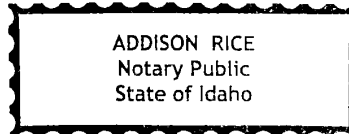
FS8090112IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 11, 2018, before me, ADDISON RICE, personally appeared JAMIE GERBER 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.

  
ADDISON RICE (COMMISSION EXP. 06/15/2024)  
NOTARY PUBLIC



FS8090112IM 0440054533 ANDERSON

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WICKER ROAD (ALSO KNOWN AS CEMETERY ROAD) AND THE WEST LINE OF VIRGINIA AVENUE, AS SHOWN ON THE PLAT OF "GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY" AS PER PLAT RECORDED IN VOLUME 6 OF PLATS PAGE 44, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE NORTH 89°53'15" WEST ALONG SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 2°48'15" EAST PARALLEL WITH SAID WEST LINE OF VIRGINIA AVENUE FOR A DISTANCE OF 250.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°46'22" EAST FOR A DISTANCE OF 107.46 FEET TO AN INTERSECTION WITH A LINE WHICH IS 2.50 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF VIRGINIA AVENUE; THENCE SOUTH 2°48'15" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 25.02 FEET; THENCE SOUTH 84°46'22" WEST FOR A DISTANCE OF 111.34 FEET; THENCE SOUTH 72°00'21" WEST 83.56 FEET; THENCE NORTH 89°45'15" WEST FOR A DISTANCE OF 145.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 742.5 FEET OF SAID GOVERNMENT LOT 3; THENCE DUE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 80.67 FEET TO A POINT WHICH IS 220.2 FEET DUE SOUTH OF SAID LINE OF WICKER ROAD; THENCE SOUTH 89°53'15" EAST PARALLEL TO SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 225.66 FEET TO A POINT WHICH IS NORTH 2°48'15" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°48'15" EAST FOR A DISTANCE OF 29.72 FEET TO THE TRUE POINT OF BEGINNING.