



**201810230017**

10/23/2018 08:56 AM Pages: 1 of 1 Fees: \$99.00  
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.: 1002374898

PARCEL NO. P125760; 4917-000-064-0000

LEGAL DESCRIPTION: LOT 64, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1


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 APRIL 01, 2015, executed by JOSHUA P SCHMIDT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, Trustor, to CHICAGO TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BAY EQUITY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 03, 2015 as Auditor's File No. 201504030090, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 208 SHANTEL ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BAY EQUITY 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 OCTOBER 11, 2018.

FIRST AMERICAN TITLE INSURANCE COMPANY

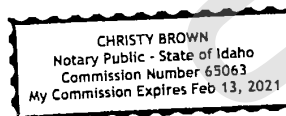
  
MARSHA D. WOODBURY, ASSISTANT  
SECRETARY

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On OCTOBER 11, 2018, before me, CHRISTY BROWN, personally appeared MARSHA D. WOODBURY 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.

  
CHRISTY BROWN (COMMISSION EXP. 02/13/2021)  
NOTARY PUBLIC



POD: 20180926

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MIN: 100616600040142300  
MERS PHONE: 1-888-679-6377