



201810230021

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
COUNTY OF SKAGIT
LOAN NO.: 0097220305

RECORD 2ND



PARCEL NO. P116303

LEGAL DESCRIPTION: LOT 3, VOL 13, PG 91, SEC 21, RANGE 4 COUNTY OF SKAGIT, STATE OF WASHINGTON

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 DECEMBER 01, 2016, executed by KENNETH L SELPH AND JOYCE E SELPH, A MARRIED COUPLE, Trustor, to NORTHWEST TRUSTEE SERVICES, INC., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR THE FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 14, 2016 as Auditor's File No. 201612140009, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 3413 TERRA LN, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR THE FEDERAL SAVINGS BANK, 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 04, 2018.

FIRST AMERICAN TITLE INSURANCE COMPANY

KRISTIN H. CARL, ASSISTANT SECRETARY

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On OCTOBER 04, 2018, before me, JOHANA LORENZANO, personally appeared KRISTIN H. CARL 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.

JOHANA LORENZANO (COMMISSION EXP. 06/01/2022)
NOTARY PUBLIC



POD: 20181001

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MIN: 101012900002033770

MERS PHONE: 1-888-679-6377