



**201910070094**

10/07/2019 10:20 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

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.: 1004308688

*RECORD 2ND*



PARCEL No. 340417-0-191-0006

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 JULY 24, 2018, executed by SANDRA L WESTERFIELD AND BRENDA MCCLURE, A MARRIED COUPLE, Trustor, to GUARDIAN NORTHWEST TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 25, 2018 as Auditor's File No. 201807250047, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1510 MEADOWLARK LN, MOUNT VERNON, WA 98273-0000

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the Beneficiary of 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 on OCTOBER 01, 2019.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
VALENTIN SALCEDO, ASSISTANT SECRETARY

POD: 20190828  
RP8020117IM - LR - WA



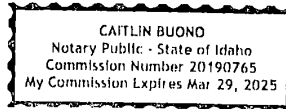
MERS PHONE: 1-888-679-6377



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 01, 2019**, before me, **CAITLIN BUONO**, personally appeared **VALENTIN SALCEDO** 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.

*Caithlin Buono*  
**CAITLIN BUONO (COMMISSION EXP. 03/29/2025)**  
NOTARY PUBLIC



RP8020117IM 1004308688 WESTERFIELD/ MCCLURE

## LEGAL DESCRIPTION

The East 75 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of Section 17 intersects the East right of way line of Windsor Drive, and which point is the Northwest corner of Lot 21 of "College Heights Addition" and bears South 89°38'14" East a distance of 228.10 feet from the Southwest corner of said Northwest 1/4 of the Northeast 1/4;  
thence North 16°56'36" West along the projection of Windsor Drive if extended Northerly a distance of 133.55 feet;  
thence South 89°38'14" East a distance of 150.0 feet to the true point of beginning of the tract herein described;  
thence South 0°21'46" West a distance of 127.50 feet to a point on the South line of the Northwest 1/4 of the Northeast 1/4;  
thence South 89°38'14" East along said South line of the subdivision a distance of 125 feet;  
thence North 0°21'46" East 127.50 feet;  
thence North 89°38'14" West 125 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, intersects the East right of way line of Windsor Drive which is the Northwest corner of Tract 21, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;  
thence South 89°38'14" East along the North line of said "College Heights Addition," a distance of 235.27 feet;  
thence North 0°21'46" East 127.50 feet to the true point of beginning;  
thence continue North 0°21'46" East 60 feet;  
thence North 89°28'14" West 125 feet;  
thence South 0°21'46" West 60 feet;  
thence South 89°38'14" East 125 feet to the true point of beginning.

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