



**202001170038**

01/17/2020 10:07 AM Pages: 1 of 2 Fees: \$104.50  
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.: 0106292980



PARCEL NO. P18821

LEGAL DESCRIPTION: SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST, SE NE & NE SE (AKA TRACT 19 TRAIL CREEK)

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, the Trustee, under that certain Deed of Trust dated **AUGUST 16, 2018**, executed by **JOSEPH W. FANKHOUSER, AN UNMARRIED MAN**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, 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 **AUGUST 17, 2018** as Auditor's File No. **201808170084**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **54462 ELDER LN, DARRINGTON, WA 98241**

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 **JANUARY 07, 2020**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
VALENTIN SALCEDO, VICE PRESIDENT

POD: 20191224  
FM8020113IM - LR - WA  




MIN: 100053601316685923  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 07, 2020, before me, MELANIE HANSON, personally appeared VALENTIN SALCEDO known to me to be the VICE PRESIDENT 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

  
MELANIE HANSON (COMMISSION EXP. 09/15/2020)  
NOTARY PUBLIC

