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02/10/2020 11:17 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.: 0504893156

RECORD 2ND



PARCEL NO. P105893

LEGAL DESCRIPTION: LOT 12, PARK RIDGE DIV. II.

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 **MARCH 29, 2018**, executed by **JUDITH E. HOGG, AN UNMARRIED WOMAN**, Trustor, to **LAND TITLE AND ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR OPES ADVISORS, A DIVISION OF **FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 03, 2018** as Auditor's File No. **201804030120**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **3815 RIDGE COURT, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR OPES ADVISORS, A DIVISION OF **FLAGSTAR BANK, FSB, 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 **FEBRUARY 04, 2020**.
FIRST AMERICAN TITLE INSURANCE COMPANY


KIERSTEN BALCH, VICE PRESIDENT

POD: 20200122
FS8090112IM - LR - WA




STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **FEBRUARY 04, 2020**, before me, **CAITLIN BUONO**, personally appeared **KIERSTEN BALCH** 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.


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

