



202002240022

02/24/2020 08:33 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.: 0440089000

RECORD 2ND



PARCEL NO. P128041

LEGAL DESCRIPTION: A SEDRO WOOLLEY SHORT PLAT SW-2579

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 FEBRUARY 24, 2017, executed by LARRY L RAMOS AND SONJA L RAMOS, A MARRIED COUPLE, Trustor, to CHICAGO TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WMS SERIES LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 28, 2017 as Auditor's File No. 201702280205, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 279 LEWIS PLACE, SEDRO WOOLLEY, WA 98284

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WMS SERIES LLC, 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 13, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


KIERSTEN BALCH, VICE PRESIDENT

POD: 20200131
FS8090112IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100272200007909604
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **FEBRUARY 13, 2020**, before me, **DEBORAH REIMER**, 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.

Deborah Reimer

DEBORAH REIMER (COMMISSION EXP. 03/29/2025)

NOTARY PUBLIC

