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03/20/2020 11:04 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.: 3300218763

RECORD 2ND



PARCEL NO. P116303

LEGAL DESCRIPTION: LOT 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-97, VOLUME 13 OF SHORT PLATS IN PAGE 91, NO. 9801290010, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

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 JUNE 05, 2019, executed by KENNETH L. SELPH AND JOYCE E. SELPH, A MARRIED COUPLE, Trustor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR THE FEDERAL SAVING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 07, 2019 as Auditor's File No. 201906070002, 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., AS DESIGNATED NOMINEE FOR THE FEDERAL SAVING BANK, 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 MARCH 13, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

ILONA DAWIDOWICZ, VICE PRESIDENT

POD: 20200304

US8100119IM - LR - WA



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DOCUMENT 2 of 2

MIN: 101012900003893479  
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated March 13, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **MARCH 13, 2020**, before me, **MARIA PUNZO**, personally appeared **ILONA DAWIDOWICZ** 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.

  
**MARIA PUNZO (COMMISSION EXP. 05/15/2021)**  
NOTARY PUBLIC

