



**202005260021**

05/26/2020 09:11 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**

**RECORD 2ND**



COUNTY OF SKAGIT  
LOAN NO.: 0054548094

PARCEL NO. P121287

LEGAL DESCRIPTION: LOT 42, FARMINGTON SQUARE CONDO

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 31, 2015, executed by JAN M. VAN COTTHEM AND ANN T. VAN COTTHEM, WHO ALSO APPEARS OF RECORD AS JAN VAN COTTHEM AND ANN VAN COTTHEM, HUSBAND AND WIFE, Trustor, to AMERICAN PREMIER LENDER SOLUTI AMERICAN PREMIER LENDER SOLUTIONS, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES L.P. DBA ERATES MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 13, 2015 as Auditor's File No. 201505130054, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 408 GARDEN LANE UNIT 42, BURLINGTON, WA 98233

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES L.P. DBA ERATES MORTGAGE, 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 MAY 18, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
NATALIE FELT, VICE PRESIDENT

POD: 20200505

FM8020113IM - LR - WA



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MIN: 100070213330028855  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On MAY 18, 2020, before me, CAITLIN BUONO, personally appeared NATALIE FELT 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

