



**202006010029**

06/01/2020 08:56 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.: 7884466586

PARCEL NO. P105918

LEGAL DESCRIPTION: LOT 15, PARK RIDGE DIVISION 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 DECEMBER 15, 2005, executed by KEVIN C. MCBRIDE AND RACHEL A. MCBRIDE, HUSBAND AND WIFE, Trustor, to BRIAN LYNCH, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 22, 2005 as Auditor's File No. 200512220132, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 501S 38TH PLACE, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION, 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 26, 2020**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
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**ILONA DAWIDOWICZ, VICE PRESIDENT**

POD: 20200507  
US81001191M - LR - WA



Attached to the Deed of Reconveyance dated May 26, 2020

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On MAY 26, 2020, before me, MARIA PUNZO, Notary Public, personally appeared ILONA DAWIDOWICZ, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

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

