



**202006150024**

06/15/2020 08:37 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.: 0472024254

PARCEL NO. P66330,P66372

LEGAL DESCRIPTION: LOT 54, BLOCK 1 AND LOT 31 AND BLOCK 2, LAKE CAVANAUGH DIV # 1, COUNTY OF

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 11, 2019, executed by JAMES J BERNARD AND CONSTANCE A BERNARD, HUSBAND AND WIFE, Trustor, to LAND TITLE AND ESCROW COMPANY OF SKAGIT COUNTY SKAGIT, STATE OF WASHINGTON, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MARCH 12, 2019 as Auditor's File No. 201903120065, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 34046 NORTH SHORE DRIVE, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, 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 JUNE 05, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
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ANDREA CRIDER, VICE PRESIDENT

POD: 20200407

FS8090112IM - LR - WA



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MIN: 100279300062573098  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On JUNE 05, 2020, before me, DAWN GROVER, personally appeared ANDREA CRIDER 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.

  
DAWN GROVER (COMMISSION EXP. 02/13/2021)  
NOTARY PUBLIC

