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06/19/2020 09:55 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.: 0107003287

PARCEL NO. P127214

LEGAL DESCRIPTION: LOT 112, SKAGIT HIGHLANDS DIVISION V (PHASE 2)

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 **JANUARY 19, 2019**, executed by **ANDREW BEATTY AND COLLEEN M BEATTY, HUSBAND AND WIFE**, Trustor, to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **GUILD MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JANUARY 24, 2019** as Auditor's File No. **201901240089**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **5581 BUCKHORN WAY, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **GUILD MORTGAGE COMPANY, 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 12, 2020**.
FIRST AMERICAN TITLE INSURANCE COMPANY



TYSON CHRISTENSEN, VICE PRESIDENT

POD: 20200602
FM80201131M - LR - WA




STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JUNE 12, 2020, before me, JACKI WILKINS, personally appeared TYSON CHRISTENSEN 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.



JACKI WILKINS (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

