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07/02/2020 10:25 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.: 0107428187

PARCEL NO. P44718

LEGAL DESCRIPTION: SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST; PTN.GOV

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 **APRIL 24, 2019**, executed by **ROBERT MERCER AND ROHANNA MERCER, A MARRIED COUPLE**, 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 **APRIL 26, 2019** as Auditor's File No. **201904260104**, in the Records of the County Auditor's Office for **SKAGIT County, State of WASHINGTON**.

PROPERTY ADDRESS: **52925 RAILROAD AVE, ROCKPORT, WA 98283**

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 24, 2020**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
JACKI WILKINS, VICE PRESIDENT

POD: 20200611

FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100019913620034901  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On JUNE 24, 2020, before me, MELANIE HANSON, personally appeared JACKI WILKINS 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.

  
MELANIE HANSON (COMMISSION EXP. 09/15/2020)  
NOTARY PUBLIC

