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07/13/2020 10:05 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
COUNTY OF SKAGIT
LOAN NO.: 0440516914

RECORD 2ND



PARCEL No. P83170

LEGAL DESCRIPTION: LOT 1, PLAT OF "J & H PROPERTIES", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR COMMON DRIVEWAY ACCESS AS SHOWN ON THE FACE OF THE PLAT.

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 FEBRUARY 27, 2017, executed by BRENNAN E JOHNSON AND KELLY M JOHNSON, A MARITAL COMMUNITY, Trustor, to GUARDIAN NORTHWEST TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 28, 2017 as Auditor's File No. 201702280155, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 16633 OVENELL RD, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, 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 JULY 06, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


CHRISTY BROWN, VICE PRESIDENT

POD: 20200513
FS8090112IM - LR - WA




STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 06, 2020, before me, ASHLEY RYDALCH, personally appeared CHRISTY BROWN 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.



ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

