



**202007220027**

07/22/2020 08:41 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.: 6850441071

PARCEL NO. 4694-000-007-0000

LEGAL DESCRIPTION: LOT 7 & PTN LOT 8, SUNSET CREEK PUD

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 **OCTOBER 25, 2012**, executed by **PHILIP J KINKEL AND KELLY L KINKEL, HUSBAND AND WIFE**, Trustor, to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **OCTOBER 31, 2012** as Auditor's File No. **201210310055**, in the Records of the County Auditor's Office for **SKAGIT County, State of WASHINGTON**.

PROPERTY ADDRESS: **7348 TEAL LANE, BOW, WA 98232**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 **JULY 14, 2020**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**ARIEL GERARDO MORAN, VICE PRESIDENT**

POD: 20200526

US8100119IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100019982010019079  
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated July 14, 2020

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JULY 14, 2020, before me, MARIA PUNZO, Notary Public, personally appeared ARIEL GERARDO MORAN, 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

