UNOFFICIAL DOCUMENT

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08/17/2020 08:43 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.: **0440538963**

PARCEL NO. **P25570**

LEGAL DESCRIPTION: **SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST; PTN; SW SW**

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 **DECEMBER 08, 2016**, executed by **BRIAN PATRICK ANDERSON AND MACKENZIE PAIGE ANDERSON, A MARRIED COUPLE**, Trustor, to **GUARDIAN NORTHWEST TITLE & ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **DECEMBER 09, 2016** as Auditor's File No. **201612090101**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1108 N 8TH ST, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, 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 23, 2020**.

FIRST AMERICAN TITLE INSURANCE COMPANY

Melanie Hanson
MELANIE HANSON, VICE PRESIDENT

POD: 20200710
FS8090112IM - LR - WA

DOCUMENT 2 of 2

MIN: 100045810001602553
MERS PHONE: 1-888-679-6377

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STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JULY 23, 2020**, before me, **DEBORAH REIMER**, personally appeared **MELANIE HANSON** 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.

DEBORAH REIMER (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

DEBORAH REIMER
Notary Public - State of Idaho
Commission Number 20190766
My Commission Expires Mar 29, 2025