

202008180015

08/18/2020 08:47 AM Pages: 1 of 3 Fees: \$105.50  
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.: 0578167774

PARCEL NO. P27990; P27991

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 03, 2017**, executed by **LEAH KIVIAT AND IAN HORTON WIFE AND HUSBAND**, Trustor, to **AMERICAN LAND TITLE ASSOCIATION**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **MIDWEST EQUITY MORTGAGE, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 03, 2017** as Auditor's File No. **201704030158**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **3321 E BLACKBURN RD, MOUNT VERNON, WA 98274**

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

  
\_\_\_\_\_  
JACKI WILKINS, VICE PRESIDENT

POD: 20200618  
SH8070117IM - LR - WA  


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DOCUMENT 2 of 2

MIN: 100567010170216040  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 12, 2020, before me, CAITLIN BUONO, 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.



CAITLIN BUONO (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC



SH8070117IM-1017021604-LEAH

## LEGAL DESCRIPTION

## DESCRIPTION:

PARCEL "A":

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File No. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File NO. 9102110019, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.