



202008250108

08/25/2020 02:08 PM 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.: 0515388671

PARCEL NO. 33041900580007

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 JANUARY 24, 2013, executed by EDWARD J NOVOTNY, Trustor, to FIDELITY NATIONAL TITLE INSURANCE CO., A NEBRASKA CORP., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW PENN FINANCIAL, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 31, 2013 as Auditor's File No. 201301310079, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 18040 FIR ISLAND RD, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW PENN FINANCIAL, 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 17, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


ALYA L. NICHOLS, VICE PRESIDENT

POD: 20200731

SH8070117IM - LR - WA



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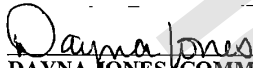


DOCUMENT 2 of 2

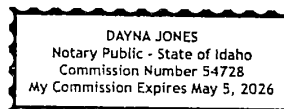
MIN: 100754445121202264
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 17, 2020, before me, DAYNA JONES, personally appeared ALYA L. NICHOLS 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.



DAYNA JONES (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



SHELLPOINT MORTGAGE SERVICING-0515388671

LEGAL DESCRIPTION

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 3, Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section 19, a distance of 270 feet East of the Northwest corner thereof; thence South to the center of Keekecallah Slough; thence along said centerline Northerly and Northwesterly to the North line of said Section 19; thence East along said North line to the point of beginning;

EXCEPT the North 30 feet thereof conveyed to Skagit County for road purposes by deed recorded July 21, 1970 under Auditor's File No. 741400.