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08/28/2020 10:11 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.: 2300265404

RECORD 2ND



PARCEL NO. P20703

LEGAL DESCRIPTION: TRACT B SP No. 116-79 AFN 8012150004 VOL 5 SP PG 11 PTN SW1/4 SW1/4 LOTT 10 S24 T34 NR 2 E WM

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 02, 2012, executed by TIMOTHY E NELSON AND CYNTHIA Y NELSON, HUSBAND AND WIFE, Trustor, to ROUTH, CRABTREE, OLSEN - JAMES MIERSMA, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR U.S. BANK N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on OCTOBER 25, 2012 as Auditor's File No. 201210250090, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 11243 GARLAND LN, LA CONNER, WA 98257

WHEREAS, the Undersigned received from U.S. BANK NATIONAL ASSOCIATION, 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 21, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


SEANAE ERIN MORIARTY, VICE PRESIDENT

POD: 20200805
US8100119IM - LR - WA


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DOCUMENT 2 of 2
MIN: 100021200007755050
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated August 21, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On AUGUST 21, 2020, before me, MARIA PUNZO, Notary Public, personally appeared SEANAE ERIN MORIARTY, 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

