



202009080104

09/08/2020 10:18 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
COUNTY OF SKAGIT
LOAN NO.: 2900856578

RECORD 2ND



PARCEL NO. P17473

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 MARCH 17, 2017, executed by SEAN PROUTY AND TAMMERA PROUTY, MARRIED TO EACH OTHER, Trustor, to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION, Original Beneficiary, and recorded on APRIL 06, 2017 as Auditor's File No. 201704060027, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 22829 FRANKLIN RD, MOUNT VERNON, WA 98273

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 31, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY


SEANAE ERIN MORIARTY, VICE PRESIDENT

POD: 20200819
US8100119IM - LR - WA



Attached to the Deed of Reconveyance dated August 31, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On AUGUST 31, 2020, before me, K GUTIERREZ, 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.

Kgt

K GUTIERREZ (COMMISSION EXP. 12/02/2022)
NOTARY PUBLIC



US8100119IM - 2900856578 - PROUTY

LEGAL DESCRIPTION

THE SOUTH 275 FEET OF THE NORTH 525 FEET OF THE WEST 792 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 33 NORTH, RANGE 4 EAST W.M. LYING EAST OF THE COUNTY ROAD ALONG THE WEST LINE THEREOF.

ABBREVIATED LEGAL: SECTION 29 TWP 33, RANGE 4, DEED 200607270186 PARCEL P17473

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.