



202009150066

09/15/2020 10:39 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.: 0060959244

RECORD 2ND



PARCEL No. P123166/4867-000-026-000

LEGAL DESCRIPTION: LOT 26, SKAGIT HIGHLANDS, DIVISION 1

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 **NOVEMBER 19, 2014**, executed by **CLAUDE L. SMITH, A SINGLE PERSON**, Trustor, to **FIDELITY NATIONAL AGENCY SOLUTIONS**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **WESTAR MORTGAGE, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **DECEMBER 15, 2014** as Auditor's File No. **201412150189**, in the Records of the County Auditor's Office for **SKAGIT County**, State of **WASHINGTON**.

PROPERTY ADDRESS: 4626 HIDDEN LAKE LOOP, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **WESTAR MORTGAGE, INC.**, 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 **SEPTEMBER 02, 2020**.
FIRST AMERICAN TITLE INSURANCE COMPANY


VALENTIN SALCEDO, VICE PRESIDENT

POD: 20200821
FM8020113IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100126300005815387
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **SEPTEMBER 02, 2020**, before me, **CAITLIN BUONO**, personally appeared **VALENTIN SALCEDO** 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

