



202009210143

09/21/2020 10:50 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.: 0579499040

RECORD 2ND



PARCEL NO. P54564/3763-012-003-0003

LEGAL DESCRIPTION: LOTS 1, 2 AND 3, BLOCK 12, VERNON HEIGHTS ADDITION TO MT. VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 108, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE SOUTH 6 FEET OF THE EAST 28 FEET OF SAID LOT 3. SITUATED IN SKAGIT COUNTY, WASHINGTON.

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 AUGUST 01, 2016, executed by JOSHUA ANFINSON AND MALLORY ANFINSON, HUSBAND AND WIFE, Trustor, to GUARDIAN NORTHWEST TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR COLUMBIA STATE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 05, 2016 as Auditor's File No. 201608050090, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 226 N 5TH ST, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from DITECH FINANCIAL LLC, 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 14, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


TRITTANY DIXON, VICE PRESIDENT

POD: 20200829
SH8070117IM - LR - WA



DOCUMENT 2 of 2
MIN: 100208120160610030
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 14, 2020, before me, DEBORAH REIMER, personally appeared TRITTANY DIXON 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.


DEBORAH REIMER (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

