



**202009280216**

09/28/2020 11:19 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.: 0440650429

**RECORD 2ND**



PARCEL NO. P120647

LEGAL DESCRIPTION: LOT 4 OF SKAGIT COUNTY SHORTPLAT NO. 98-0005

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 25, 2016, executed by DAVID C WARD AND CHRISTINE D WARD, HUSBAND AND WIFE, Trustor, to TIMIOS, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 15, 2016 as Auditor's File No. 201612150059, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 24520 FINLAN PLACE, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, 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 18, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
DALLAS STEPHENSON, VICE PRESIDENT

POD: 20200831  
FS8090112IM - LR - WA  


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DOCUMENT 2 of 2  
MIN: 100071200021601321  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 18, 2020, before me, TAWNYA RAINEY, personally appeared DALLAS STEPHENSON 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.

Tawnya Rainey  
TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

