

202010010061

10/01/2020 11:20 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.: 0440086779

RECORD 2ND



PARCEL NO. P81953

LEGAL DESCRIPTION: UNIT 120, NORTHRIDGE ESTATES CONDO.

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 MAY 20, 2017, executed by ANGELA J CLIFFORD, AN UNMARRIED PERSON, AS HER SEPARATE ESTATE, Trustor, to LAND TITLE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WMS SERIES LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 26, 2017 as Auditor's File No. 201705260138, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2819 FIRWOOD LANE, #120, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WMS SERIES LLC, 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 24, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


CAITLIN BUONO, VICE PRESIDENT

POD: 20200901
FS8090112IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100272200020263955
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 24, 2020, before me, VALENTIN SALCEDO, personally appeared CAITLIN BUONO 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.


VALENTIN SALCEDO (COMMISSION EXP. 07/21/2022)
NOTARY PUBLIC

