



202010060014

10/06/2020 08:32 AM Pages: 1 of 4 Fees: \$106.50
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.: 0580111878



PARCEL NO. P38765

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated NOVEMBER 19, 2019, executed by MICHAEL S. JENKINS AND THERESA K. JENKINS, HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR QUICKEN LOANS INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 25, 2019 in Volume 0, at Page 0, as Auditor's File No. 201911250136, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 26656 RIDGEWOOD LN, SEDRO WOOLLEY, WA 98284

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR QUICKEN LOANS 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 25, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


DEBORAH REIMER, VICE PRESIDENT

POD: 20200910
SH8070117IM - LR - WA



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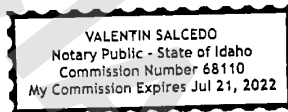
MIN: 100039034391839190
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 25, 2020, before me, VALENTIN SALCEDO, personally appeared DEBORAH REIMER 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



SH8070117IM 0580111878 JENKINS

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EXHIBIT A**PARCEL "A":**

That portion of the West ½ of the Southeast ¼ of Section 9, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 0°15'35" East along the East line of said subdivision, a distance of 1,540.21 feet to the true point of beginning of this description;
thence continuing North 0°15'35" East along the East line of said subdivision, a distance of 371.60 feet;
thence South 88°51'53" West, a distance of 600.17 feet;
thence South 0°15'35" West, a distance of 354.40 feet;
thence South 88°29'40" East, a distance of 600.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress and utility purposes, over and across a strip of land in said West ½ of the Southeast ¼ of said Section 9, and that portion of the Northwest ¼ of the Northeast ¼ of Section 16, of said Township lying North of State Route No. 20 (formerly secondary State Highway No. 17-A), described as follows:

An easement 60 feet in width, lying 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of said West ½ of the Southeast ¼ of Section 9;
thence South 89°13'20" West along the South line of said West ½ of the Southeast ¼ of said Section 9, a distance of 30.00 feet;
thence South 0°15'35" West parallel with the East line of said West ½ of the Southeast ¼ of said Section 9, a distance of 140.46 feet to a point on the North right-of-way line of said State Route No. 20, and which point is the true point of beginning of this easement centerline description;
thence North 0°15'35" East parallel with the East line of said West ½ of the Southeast ¼ of said Section 9, a distance of 141.17 feet;
thence on a curve to the left having a radius of 100.00 feet, an arc distance of 150.63 feet;
thence North 86°02'40" West, a distance of 34.51 feet;
thence on a curve to the right having a radius of 200.00 feet, an arc distance of 131.09 feet;
thence North 48°29'25" West, a distance of 252.28 feet;
thence on a curve to the right having a radius of 200.00 feet, an arc distance of 188.93 feet;
thence North 5°38'00" East, a distance of 106.03 feet;
thence on a curve to the left having a radius of 1,000.00 feet, an arc distance of 201.97 feet;
thence North 5°56'20" West, a distance of 156.56 feet;

EXHIBIT A**PARCEL "B" continued:**

thence on a curve to the left having a radius of 100.00 feet, an arc distance of 114.49 feet;
thence North 71°32'20" West, a distance of 96.11 feet;
thence on a curve to the right, having a radius of 100.00 feet, an arc distance of 119.34 feet;
thence North 3°09'50" West, a distance of 77.53 feet;
thence on a curve to the left having a radius of 150.00 feet, an arc distance of 111.11 feet;
thence North 45°36'15" West, a distance of 342.31 feet;
thence on a curve to the right having a radius of 400.00 feet, an arc distance of 439.66 feet;
thence North 17°22'20" East, a distance of 248.65 feet to the point of ending of this 60 foot wide easement. And an easement 40 feet in width lying 20 feet on each side of the following described centerline:

Beginning at the point of ending of the above described 60 foot wide easement;
thence South 89°33'10" East, a distance of 361.34 feet;
thence South 46°06'20" East, a distance of 235.59 feet;
thence South 37°19'00" East, a distance of 102.19 feet;
thence South 52°18'20" East, a distance of 104.43 feet to a point on the North line of the above described tract of land which point bears North 88°51'53" East, a distance of 180.60 feet from the Northwest corner of the above described tract of land, and which point is the point of ending of this 40 foot wide easement.

Situated in Skagit County, Washington.

END OF EXHIBIT A