

202010140064

10/14/2020 08:52 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.: 0106896913

RECORD 2ND



PARCEL NO. P77783

LEGAL DESCRIPTION: LOT 15, SKAGIT BEACH DIV. 5.

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 JANUARY 07, 2019, executed by JOHN E WESTON AND TRACY L WESTON, HUSBAND AND WIFE, Trustor, to LAND TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 10, 2019 as Auditor's File No. 201901100049, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 14785 CHANNEL DR, LA CONNOR, WA 98257

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE ELECTRONICS REGISTRATION SYSTEMS, 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 hereto, 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 OCTOBER 05, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

VALENTIN SALCEDO, VICE PRESIDENT

POD: 20200922  
FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100060821004354969  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **OCTOBER 05, 2020**, before me, **NATALIE FELT**, 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.

*Natalie Felt*

**NATALIE FELT (COMMISSION EXP. 09/28/2024)**  
NOTARY PUBLIC

