

202011300173
11/30/2020 11:44 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

RECORD 2ND

COUNTY OF SKAGIT

LOAN NO.: 4400125498

PARCEL NO. P74203

LEGAL DESCRIPTION: W 80' OF S 160' OF LOT 3, BLK B, CALHOUN'S ADD. TO LACONNER

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 JULY 18, 2013, executed by FRANCES A SIMMONS, A SINGLE PERSON AND JOAN HERBERG, A SINGLE PERSON, Trustor, to LAND TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 19, 2013 as Auditor's File No. 201307190143, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 415 E STATE ST, LA CONNER, WA 98257

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR 1ST SECURITY BANK OF WASHINGTON, 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 NOVEMBER 19, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


EMILY POTTLE, VICE PRESIDENT

POD: 20201109

RM8080117IM - LR - WA



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DOCUMENT 2 of 2

MIN: 101047602340023724
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **NOVEMBER 19, 2020**, before me, **TAWNYA RAINEY**, personally appeared **EMILY POTTLE** 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 (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

