

202012080069
12/08/2020 10:55 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.: 0578872786

PARCEL NO. P23438

LEGAL DESCRIPTION: THIS SECURITY INSTRUMENT SECURES TO LENDER: (I) THE REPAYMENT OF THE LOAN, AND ALL RENEWALS, EXTENSIONS AND MODIFICATIONS OF THE NOTE; AND (II) THE PERFORMANCE OF BORROWER'S COVENANTS AND AGREEMENTS UNDER THIS SECURITY INSTRUMENT AND THE NOTE. FOR THIS PURPOSE, BORROWER IRREVOCABLY GRANTS AND CONVEYS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT:

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 06, 2018, executed by JOSHUA BEDKER AND AMANDA, HUSBAND AND WIFE, Trustor, to WILLIAM L. BISHOP, ESQ., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEIGHBORHOOD MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 19, 2018 as Auditor's File No. 201807190042, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 22607 BUCHANAN ST, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEIGHBORHOOD MORTGAGE, 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 25, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY


VALENTIN SALCEDO, VICE PRESIDENT

POD: 20201110
SH8070117IM - LR - WA



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MIN: 100618700180504026
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **NOVEMBER 25, 2020**, before me, **KATIE HAMMON**, 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.

**KATIE HAMMON (COMMISSION EXP. 06/23/2026)**

NOTARY PUBLIC

