



202012100050

12/10/2020 10:31 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

RECORD 2ND



WASHINGTON
COUNTY OF SKAGIT
LOAN NO.: 6800473716

PARCEL NO. P123990

LEGAL DESCRIPTION: LOT(S) 7: LOT 7 ORCHARDS PUD

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 20, 2012, executed by PAUL D BIRCH AND AKEMI BIRCH, HUSBAND AND WIFE, Trustor, to CHICAGO TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 30, 2012 as Auditor's File No. 201201300126, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 4304 ORCHARD AVE, ANACORTES, WA 98221

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, 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 30, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY

ARIEL GERARDO MORAN, VICE PRESIDENT

POD: 20201013
US8100119IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100164301000203150
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated November 30, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **NOVEMBER 30, 2020**, before me, **MARIA PUNZO**, Notary Public, personally appeared **ARIEL GERARDO MORAN, VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


MARIA PUNZO (COMMISSION EXP. 05/15/2021)
NOTARY PUBLIC

