

**202012290215**12/29/2020 01:06 PM 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.: 3345585589

PARCEL NO. P108195

LEGAL DESCRIPTION: ACRES: 0.2326 / COPPER POND P UD, LOT 26 26 1E 23 COPPER PO ND PUD 35N

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 SEPTEMBER 30, 2015, executed by VIRGINIA I. SIMNAD AND DAVID L. ASHLIN, WIFE AND HUSBAND, 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 OCTOBER 02, 2015 as Auditor's File No. 201510020138, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1903 OHIO AVE, ANACORTES, WA 98221

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 DECEMBER 09, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

HUNTER R. ALDRIEDGE, VICE PRESIDENT

POD: 20201120

QL8040120IM - LR - WA



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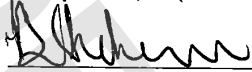
DOCUMENT 2 of 2

MIN: 100039033455855894  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On **DECEMBER 09, 2020**, before me, **TERESA M. ROBINSON**, personally appeared **HUNTER R. ALDRIEDGE** 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.



**TERESA M. ROBINSON (COMMISSION EXP. 09/03/2024)**  
NOTARY PUBLIC

