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02/01/2021 11:26 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.: 0019965722

PARCEL NO. 3758-010-006-0001

LEGAL DESCRIPTION: LOT 6 AND THE SOUTH 1/2 OF LOT 5, BLOCK 10, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, "AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

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 AUGUST 26, 2006, executed by JOSE SIANEZ AND HORTENSIA CELIS, HUSBAND AND WIFE, Trustor, to LAND TITLE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BENEFICIAL WASHINGTON INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 29, 2006 as Auditor's File No. 200608290053, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1312 WALTER STREET, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-JR1 TRUST, 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 JANUARY 27, 2021.
FIRST AMERICAN TITLE INSURANCE COMPANY


TAYLOR KILLIAN, VICE PRESIDENT

POD: 20210105

SP8100114IM - LR - WA



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DOCUMENT 2 of 2

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 27, 2021, before me, DAYNA JONES, personally appeared TAYLOR KILLIAN 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.



DAYNA JONES (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

