

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895

**DEED OF RECONVEYANCE**

**WASHINGTON**  
COUNTY OF SKAGIT

*RECORD 2ND*



PARCEL NO. P47144; P47163

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 23, 2012, executed by SHELLIE EUBANKS-HIGHET, AND JERRY A HIGHET, Trustor, to RICHARD A PILL & DAVID D PILL, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANK OF AMERICA, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 23, 2012 as Auditor's File No. 201201230084, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 10907 SAMISH BEACH LN, BOW, WA 98232

WHEREAS, the Undersigned received from BANK OF AMERICA, N.A., 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 28, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
MYRNA LINARES, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JANUARY 28, 2021, before me, MARIA PUNZO, Notary Public, personally appeared MYRNA LINARES, 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



POD: 20201214  
BA8050117IM - LR - WA



Attached to the Deed of Reconveyance dated January 28, 2021

BA80501171M - 241736213 - HIGHET

LEGAL DESCRIPTION

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 26;  
 thence North 1°42'41" East along the East line of said Government Lot 1 of Section 26, 857.12 feet;  
 thence at right angles to said East line North 88°17'19" West 527.00 feet to an intersection with the East line of that certain tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861, said intersection being the true point of beginning;  
 thence continue North 88°17'19" West 75.00 feet;  
 thence North 1°42'41" East parallel with said East line of Nellie Flynn Tract, 220 feet, more or less, to the line of ordinary high tide;  
 thence Easterly along said line of ordinary high tide 75 feet, more or less, to an intersection with said East line of the Nellie Flynn Tract;  
 thence Southerly along said East line 230 feet, more or less, to the true point of beginning.  
 (Said tract also known as Tract "A" in that certain Short Plat No. 57-75, approved January 15, 1976 and recorded January 16, 1976, in Volume 1 of Short Plats, page 97, under Auditor's File No. 828754.)

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Easterly of the Northerly extension of the West line of said above described tract and lying Westerly of the East line of the East 150 feet of the West 817.67 feet of said Government Lot 1, EXCEPT any portion thereof lying within a tract conveyed October 15, 1901 by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427, EXCEPT mineral rights as reserved in deed recorded June 14, 1943, under Auditor's File No. 363097.

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H. R. Roney Road No. 295 to the base of a hill;  
 thence in an Easterly direction to the West line of that certain tract conveyed to Nellie Flynn by instrument dated June 14, 1947 and recorded June 23, 1947, under Skagit County Auditor's File No. 405861, as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965 in Skagit County Superior Court Cause No. 26747, and also

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TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to Robert Douglas Green by Deed recorded June 21, 1968, under Auditor's File No. 714999;  
thence South 88°17'19" East along the South line of said Green Tract 60 feet to the Southeast corner thereof;  
thence continue South 88°17'19" East 75.00 feet to a point on the West line of the above described tract of land which point is North 1°42'41" East 20.00 feet from the Southwest corner thereof;  
thence South 1°42'41" West along said West line and line extended, 40.00 feet;  
thence North 88°17'19" West along a line that is parallel to and 40 feet South of the first two described courses in this easement description, 135.00 feet to an intersection with the West line of said tract of land conveyed to Nellie Flynn by instrument dated June 14, 1947 and filed June 23, 1947, under Skagit County Auditor's File No. 405861;  
thence North 1°42'41" East along said West line, 40.00 feet to the point of beginning.