

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.: 0106669948

PARCEL NO. P129105

LEGAL DESCRIPTION: LOT 256, SHELTER BAY DIV. 2

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 DECEMBER 06, 2018, executed by BONNIE M BAKER, AS HER SEPARATE PROPERTY, Trustor, to LAND TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 11, 2018 as Auditor's File No. 201812110049, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 256 SQUAXIN PL, LA CONNER, WA 98257

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, 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 FEBRUARY 01, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
ANGELA M. FREEMAN, VICE PRESIDENTPOD: 20210126  
FM8020113IM - LR - WA

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MIN: 100060821004410431  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On **FEBRUARY 01, 2021**, before me, **BRIDGET BOOKER**, personally appeared **ANGELA M. FREEMAN** 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.

**BRIDGET BOOKER (COMMISSION EXP. 12/29/2024)**

NOTARY PUBLIC

