

POOR ORIGINAL

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
LOAN NO.: 2300490702

RECORD 2ND



PARCEL NO. 4135-043-900-0803; (P74706)

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 **JULY 05, 2018**, executed by **ERIC JAMES LYNCH AND LEIGH ANNE LYNCH, HUSBAND AND WIFE**, Trustor, to **ROUTH, CRABTREE, OLSEN, JAMES MIERSMA**, Original Trustee, for the benefit of **U.S. BANK NATIONAL ASSOCIATION**, Original Beneficiary, and recorded on **JULY 06, 2018** as Auditor's File No. **201807060055**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **18560 S WEST VIEW ROAD, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **U.S. BANK NATIONAL ASSOCIATION**, 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 13, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY

MYRNA LINARES, VICE PRESIDENT

STATE OF **ARIZONA** COUNTY OF **MARICOPA**) ss.

On **JANUARY 13, 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: 20201229
US8100119IM - LR - WA



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Parcel "A":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, sold by Real Estate Contract recorded as Auditor's File No. 634911 to Fred West, et. ux.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Parcel "B":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Fred West, et ux, by deed recorded January 27, 1982, as Auditor's File No. 8201270005.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Parcel "C":

That portion of Lots 1, 2 and 3, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit Co., and that portion of vacated Lakeside Blvd. adjoining said lots described as follows:

Beginning at a point on the Southwesterly line of that certain 40 ft. roadway conveyed to Skagit Co. by deed dated October 9, 1946 and recorded under Auditor's File No. 397033, in vol 213 of deeds, page 368, 60 ft. Southeasterly of the Northwesterly line of said lot 1; thence Northwesterly along the Southwesterly line of said 40 ft. roadway a distance of 50 ft. to a point on said 40 ft. roadway that is 10 ft. Southeasterly of the Northwesterly line of said lot 1; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of the Southeasterly 5 ft. of said Lot 3, extended Southwesterly to the shore line of Big Lake; thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Southeasterly line of the Northwesterly 10 ft. of said lot 1, extended Southwesterly to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning (Note: this Parcel "C" is the property identified as Auditor's File No. 634911 in Parcel "A" above.).

Parcel "D":

That portion of Lots 1, 2, 3 and 4, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard, adjoining said lots, described as follows:

Beginning at a point on the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by deed dated October 9, 1946 and recorded under Auditor's File No. 397033, in Volume 213 of Deeds, page 368, 10 feet Southeasterly of the Northwesterly line of said Lot 1; thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 50.0 feet to the intersection with the Southeasterly line of said Lot 3; thence Southwesterly in a straight line to an intersection of the shore line of Big Lake with the Northwesterly line of the Southeasterly 15.0 feet of said Lot 4 extended Southwesterly to the shore line of Big Lake; thence Southeasterly along the shore line of Big Lake to an intersection of said shore line of Big Lake and the Northwesterly line of the Southeasterly 5.0 feet of said Lot 3 extended Southwesterly to the shore line of Big Lake; thence Northeasterly in a straight line to the point of beginning (Note: this Parcel "D" is the property identified as Auditor's File No. 8201270005 in Parcel "B" above).

Tax Parcel ID No. 4135-043-900-0803 (P74706)