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02/17/2021 08:30 AM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor, WA

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.: 3000358653



PARCEL No. P126182

LEGAL DESCRIPTION: LOT 127, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated JULY 29, 2019, executed by DUSTIN A. RICHARDSON AND LESLIE M. RICHARDSON, WHO ACQUIRED TITLE AS LESLIE M. HARPST, HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 30, 2019 as Auditor's File No. 201907300086, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 825 SHANTEL ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, 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 12, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
EMILY POTTLE, VICE PRESIDENT

POD: 20201231  
NP8092319IM - LR - WA



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MIN: 100053601317172210  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 12, 2021**, before me, **CHRISTY BROWN**, personally appeared **EMILY POTTLE** 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.

  
CHRISTY BROWN (COMMISSION EXP. 02/13/2021)  
NOTARY PUBLIC

