

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.: 00003001224588

PARCEL NO. P39769


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 **MARCH 20, 2019**, executed by **MARK SEHOLM, MARRIED; SARAH SEHOLM, UNMARRIED**, Trustor, to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, Original Trustee, for the benefit of **U.S. BANK NATIONAL ASSOCIATION**, Original Beneficiary, and recorded on **APRIL 11, 2019** as Auditor's File No. **201904110024**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

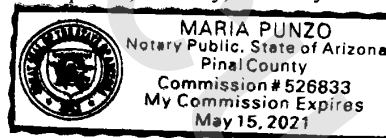
PROPERTY ADDRESS: **9190 FRUITDALE ROAD, SEDRO-WOOLLEY, WA 98284**

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 **FEBRUARY 22, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY


MYRNA LINARES, VICE PRESIDENTSTATE OF **ARIZONA** COUNTY OF **MARICOPA**) ss.

On **FEBRUARY 22, 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: 20210205

US8090119IM - LR - WA



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Attached to the Deed of Reconveyance dated February 22, 2021

US8090119IM 00003001224588

SEHOLM

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON PARCEL A THE NORTH 10 FEET OF THE EAST 163.66 FEET OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-037 AS APPROVED NOVEMBER 12, 1975, AND RECORDED NOVEMBER 17, 1993, IN VOLUME 11 OF SHORT PLATS, PAGES 19 AND 20, UNDER AUDITOR'S FILE NO. 9311170073, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 11' 30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1,353.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01 DEGREE 49'58" EAST ALONG EAST LINE OF SAID SUBDIVISION A DISTANCE OF 949.93 FEET TO POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 11'30" WEST A DISTANCE OF 217.85 FEET; THENCE SOUTH 02 DEGREES 45' 00" EAST A DISTANCE OF 70.01 FEET; THENCE NORTH 88 DEGREES 11' 30" EAST A DISTANCE OF 216.73 FEET

TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 01 DEGREE 49'58" WEST ALONG EAST LINE OF SAID SUBDIVISION A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 23 FEET THEREOF; AND ALSO EXCEPT THE EASTERLY 20.00 FEET THEREOF AS THE COUNTY ROAD. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL PTN L1, SKAGIT COUNTY SP NO. 93-037 AND PTN NW NE 19/35/5. DEED 200611220074 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 200611220074, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE