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03/01/2021 08:37 AM Pages: 1 of 2 Fees: $104.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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.: **0440099906**

PARCEL NO. **P82664**

LEGAL DESCRIPTION: **LOT 1, SKYRIDGE DIV, 4**

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 25, 2017**, executed by **ROY N HOWSON AND JENIFER J HOWSON, A MARRIED COUPLE**, Trustor, to **GUARDIAN NORTHWEST TITLE AND ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMESTREET BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JANUARY 31, 2017** as Auditor's File No. **201701310083**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **19814 SKYRIDGE RD, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMESTREET BANK, 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 25, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY

DEBORAH REIMER, VICE PRESIDENT

POD: 20210104
FS8090112IM - LR - WA

DOCUMENT 2 of 2

MIN: 100047200020046057
MERS PHONE: 1-888-679-6377

UNOFFICIAL DOCUMENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **FEBRUARY 25, 2021**, before me, **MELANIE HANSON**, personally appeared **DEBORAH REIMER** 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.

MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

MELANIE HANSON
Notary Public - State of Idaho
Commission Number 64257
My Commission Expires Sep 15, 2026