202103170010
03/17/2021 08:33 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.: **00003000535813** PARCEL NO. **P95874**

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 24, 2007**, executed by **STEVEV RIGGS, AND MARILU V RIGGS, HUSBAND AND WIFE**, Trustor, to **U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION**, Original Trustee, for the benefit of **U.S. BANK NATIONAL ASSOCIATION N.D.**, Original Beneficiary, and recorded on **APRIL 13, 2007** as Auditor's File No. **200704130090**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **12215 BAYHILL DR, BURLINGTON, WA 98233**

WHEREAS, the Undersigned received from **U.S. BANK NATIONAL ASSOCIATION N.D.**, 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 **MARCH 12, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY

MYRNA LINARES, VICE PRESIDENT

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

On **MARCH 12, 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

MARIA PUNZO
Notary Public, State of Arizona
Pinal County
Commission # 526833
My Commission Expires
May 15, 2021

POD: 20210226
US8090119IM - LR - WA

Attached to the Deed of Reconveyance dated March 12, 2021

Legal Description

LOT 23, PLAT OF BAY HILL VILLAGE DIVISION 1, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 166 AND 167, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV LEGAL

LOT 23 PLAT OF BAY HILL VILLAGE DIV 1 VOL 14 PG 166

Permanent Parcel Number: 095974
STEVE RIGGS AND MARILU RIGGS,
HUSBAND AND WIFE

12215 BAYHILL DRIVE, BURLINGTON WA 98233
Loan Reference Number : 20070711540370
First American Order No: 11680316
Identifier: f/L/FIRST AMERICAN LENDERS ADVANTAGE

RIGGS
11680316 WA
FIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST

UNOFFICIAL DOCUMENT