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03/19/2021 08:30 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.: **2200186479** PARCEL NO. **P95874**

LEGAL DESCRIPTION: **LOT 23, BAYHILL VILLAGE I**

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 **NOVEMBER 23, 2011**, executed by **STEVE RIGGS AND MARILU V RIGGS, HUSBAND AND WIFE**, Trustor, to **ROUTH, CRABTREE, OLSEN - JAMES MIERSMA**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **NOVEMBER 29, 2011** as Auditor's File No. **201111290022**, 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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION, 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 **MARCH 17, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY

MYRNA LINARES, VICE PRESIDENT

POD: 20210225
US8100119IM - LR - WA

DOCUMENT 2 of 2

MIN: 100021200004933122
MERS PHONE: 1-888-679-6377

UNOFFICIAL DOCUMENT

Attached to the Deed of Reconveyance dated March 17, 2021

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

On **MARCH 17, 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