

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.: 0113000582

RECORD 2ND

PARCEL NO. P125453

LEGAL DESCRIPTION: LT. 241 SKAGIT HIGHLANDS DIVISION V (PHAE 1)-SKAGIT COUNTY

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, 2020, executed by MARK A CANNIFF AND LISA A CANNIFF, A MARRIED COUPLE, Trustor, to ALDRIDGE PITE LLP, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MARCH 31, 2020 as Auditor's File No. 202003310077, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 5311 TIMBER RIDGE DR, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., 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 29, 2021.
FIRST AMERICAN TITLE INSURANCE COMPANY

BRIDGET BOOKER, VICE PRESIDENT

POD: 20210317
FM8020113IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100288202003843698
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On **MARCH 29, 2021**, before me, **ANGELA M. FREEMAN**, personally appeared **BRIDGET BOOKER** 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.


ANGELA M. FREEMAN (COMMISSION EXP. 08/13/2024)
NOTARY PUBLIC

