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04/05/2021 10:06 AM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor, WA

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.: 0113629679

PARCEL NO. 6052-000-001-0000

LEGAL DESCRIPTION: LOT 1, PLAT OF SUMMERSUN ESTATES NO.2

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 JUNE 02, 2020, executed by LAZARO G. SMITH AND VICTORIA D. SMITH, HUSBAND AND WIFE, Trustor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FIRST SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 16, 2020 as Auditor's File No. 202006160035, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 4120 MCCLAUGHLIN RD, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FIRST SAVINGS 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 MARCH 30, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

RACHEL D. NORAH, VICE PRESIDENT

POD: 20210319  
FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100364917051523952  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On **MARCH 30, 2021**, before me, **REGINA HUCKABY**, personally appeared **RACHEL D. NORAH** 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.



REGINA HUCKABY (COMMISSION EXP. 02/26/2025)  
NOTARY PUBLIC

