

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.: 0440099348

**RECORD 2ND**

PARCEL NO. 000113186; 4708 000 036 0000

LEGAL DESCRIPTION: LOT 36., BLACKBURN RIDGE

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 JULY 06, 2015, executed by MICHAEL A. GRACE AND RACHEL C. GRANCE, HUSBAND AND WIFE, Trustor, to NORTHWEST TRUSTEE SERVICES LLC, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WELLS FARGO BANK, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 04, 2013 as Auditor's File No. 201301040065, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2315 15TH ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WELLS FARGO BANK, N.A., 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 APRIL 02, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

BRIDGET BOOKER, VICE PRESIDENT

POD: 20210323  
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MIN: 100272200006886340  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS COUNTY OF DALLAS ) ss.

On APRIL 02, 2021, before me, KLYDENITTA DAVIS, 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.



KLYDENITTA DAVIS (COMMISSION EXP. 11/16/2024)

NOTARY PUBLIC

