

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE*RECORD 2ND***WASHINGTON**

COUNTY OF SKAGIT

LOAN NO.: 0440786980

PARCEL NO. P102011

LEGAL DESCRIPTION: LOT 2, NORTH CENTRAL DIVISION

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 SEPTEMBER 19, 2012, executed by STEVEN A. LIDGARD AND JULIE O. LIDGARD, HUSBAND AND WIFE, Trustor, to ADELITA A. SHUBERT ON BEHALF OF FLAGSTAR BANK, FSB, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR SKAGIT STATE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 24, 2012 as Auditor's File No. 201209240050, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 603 CEDAR TREE DR, SEDRO WOOLLEY, WA 98284-2100

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR SKAGIT STATE 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 JUNE 01, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

BRIDGET BOOKER, VICE PRESIDENT

POD: 20210525

FS8090112IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100052550365055341
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On JUNE 01, 2021, before me, **KIMBERLY LIPSKY**, 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.


KIMBERLY LIPSKY (COMMISSION EXP. 04/14/2025)
NOTARY PUBLIC

