

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.: 0058443920

RECORD 2ND

PARCEL No. P62501

LEGAL DESCRIPTION: THAT PORTION OF THE WEST 1/2 OF TRACT 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, 300 FEET NORTH OF THE CENTERLINE OF FAIRHAVEN AVEUE, PRODCEED EASTERLY THROUGH SAID TRACT; THENCE EAST, PARALLEL WITH THE CENTERLINE OF SAID FAIRHAVEN AVENUE, 275 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, PARALLEL WITH THE CENTERLINE OF FAIRHAVEN AVENUE, 70 FEET; THENCE NORTH 00 DEGREES 01' EAST 120 FEET, MORE OR LESS TO THE SOUTH LINE OF "KLOKE'S ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF KLOKE'S ADDITION 70 FEET; THENCE SOUTH 00 DEGREES 01' FEET WEST 120 FEET TO THE POINT OF BEGINNING.

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 AUGUST 24, 2012, executed by ANDREW A. WHEELER AND VALERIE L. WHEELER, HUSBAND AND WIFE, Trustor, to ASCENDANT TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE MORTGAGE GROUP INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 29, 2012 as Auditor's File No. 201208290062, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1427 E VICTORIA AVE, BURLINGTON, WA 98233

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE MORTGAGE GROUP 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.

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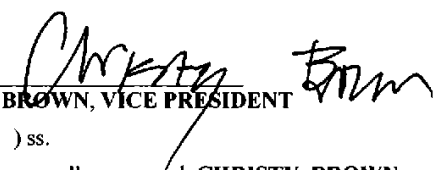


DOCUMENT 2 of 2

MIN: 100183100000544697
MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **SEPTEMBER 20, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY


CHRISTY BROWN, VICE PRESIDENT

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **SEPTEMBER 20, 2021**, before me, **MELANIE HANSON**, personally appeared **CHRISTY BROWN** 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.


MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

