

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.: 3000378023

*RECORD 2ND*



PARCEL NO. P21632; P21404

LEGAL DESCRIPTION: PTN NW 1/4 NW 1/4, 12-34-3 E W.M. & TR.A, VACATED SUPP PLAT OF WILKINS ADD. TO NORTH AVON.

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 **MAY 12, 2020**, executed by **BOBBY RUSSELL EDWARDS AND DEANN HOBBS EDWARDS, HUSBAND AND WIFE.**, Trustor, to **LAND TITLE AND ESCROW FOR SKAGIT COUNTY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **MAY 15, 2020** as Auditor's File No. **202005150044**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **13237 AVON ALLEN RD, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, 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 21, 2022**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

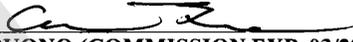
  
LISA M. CARTER, VICE PRESIDENT

POD: 20220315  
NA8120114IM - LR - WA  




STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **MARCH 21, 2022**, before me, **CAITLIN BUONO**, personally appeared **LISA M. CARTER** 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.

  
**CAITLIN BUONO (COMMISSION EXP. 03/29/2025)**  
NOTARY PUBLIC

