

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.: 6800486847

RECORD 2ND



PARCEL NO. P79571

LEGAL DESCRIPTION: LOT 9, "PLAT OF SKAGIT BEACH DIV. NO. 4, A REPLAT OF A PORTION OF TRACTS "A" AND "C", SKAGIT BEACH NO. 1"

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 FEBRUARY 16, 2012, executed by JAMES A. WINCHESTER AND ANNE M. WILL, HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BEST MORTGAGE INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 23, 2012 as Auditor's File No. 201202230026, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 15246 CHANNEL DRIVE, LA CONNER, WA 98257

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BEST MORTGAGE 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.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on APRIL 28, 2022.
FIRST AMERICAN TITLE INSURANCE COMPANY

LETICIA SHARADIN, VICE PRESIDENT

POD: 20220418
US81001191M - LR - WA



STATE OF TEXAS COUNTY OF DALLAS) ss.

On **APRIL 28, 2022**, before me, **AMAYA WARREN**, personally appeared **LETICIA SHARADIN** 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.



AMAYA WARREN (COMMISSION EXP. 02/21/2026)
NOTARY PUBLIC

