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05/02/2022 11:15 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor, WA

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.: 0031963770

*RECORD 2ND*



PARCEL No. P83571

LEGAL DESCRIPTION: LOT 41, EASTGAGE ADD. No. 4.

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 13, 2019, executed by JAMES GRAM AND LISA GRAM, HUSBAND AND WIFE., Trustor, to MERIDIAN NATIONAL TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLDWATER BANK, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 17, 2019 as Auditor's File No. 201905170033; RE-RECORDED ON 10/31/2019 AS DOCUMENT/INSTRUMENT # 201910310017., in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 305 SOUTH 30TH STREET, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLDWATER 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 28, 2022.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
LETICIA SHARADIN, VICE PRESIDENT

POD: 20220413  
TM8080115IM - LR - WA  




DOCUMENT 2 of 2  
MIN: 100920941001431261  
MERS PHONE: 1-888-679-6377

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

