

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.: 0131985954

RECORD 2ND



PARCEL NO. P54255

LEGAL DESCRIPTION: PTN. TRACTS 20 AND 21, SKAGIT ADDN. TO MOUNT VERNON

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 **JUNE 30, 2021**, executed by **GERRY BOB CUNNINGTON AND NYLDRED MARIE CUNNINGTON, HUSBAND AND WIFE**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **FREEDOM MORTGAGE CORPORATION**, **BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JULY 08, 2021** as Auditor's File No. **202107080105**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: 1505 SKAGIT ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **FREEDOM MORTGAGE CORPORATION**, **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 **MAY 23, 2022**.

FIRST AMERICAN TITLE INSURANCE COMPANY

CHRISTY BROWN, VICE PRESIDENT

POD: 20220516
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MIN: 100073001319859540
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **MAY 23, 2022**, before me, **VALENTIN SALCEDO**, 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.



VALENTIN SALCEDO (COMMISSION EXP. 07/21/2022)
NOTARY PUBLIC

