

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE**WASHINGTON****RECORD 2ND**

COUNTY OF SKAGIT

LOAN NO.: 0123430894

PARCEL NO. P38805

LEGAL DESCRIPTION: NW, SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST

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 **MARCH 05, 2021**, executed by **THOMAS Z. PEDEN, AN UNMARRIED MAN AS SURVIVING JOINT TENANT OF AMY C. PEDEN WHO DIED AUGUST 28TH 2020, AND JUDITH A. CROSSLEY, AN UNMARRIED WOMAN AND BRANDON R. PEDEN, AN UNMARRIED MAN AS TENANTS IN COMMON**, Trustor, to **FIRST AMERICAN TITLE INSURANCE**, 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 **MAY 13, 2021** as Auditor's File No. **202105130042**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **27013 HELMICK RD, SEDRO WOOLLEY, WA 98284**

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 **OCTOBER 07, 2022**.
FIRST AMERICAN TITLE INSURANCE COMPANY

RACHEL J. HUMBER, VICE PRESIDENT

POD: 20220927

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MIN: 100073001234308946
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **OCTOBER 07, 2022**, before me, **LISA M. CARTER**, personally appeared **RACHEL J. HUMBER** 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.



LISA M. CARTER (COMMISSION EXP. 09/28/2024)
NOTARY PUBLIC

