

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.: 0032609943

PARCEL NO. P54891

LEGAL DESCRIPTION: LOT 17, WIDNOR DRIVE

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 DECEMBER 07, 2020, executed by KARL LEHNHARDT AND JANNIE LEWIS, A MARRIED COUPLE, Trustor, to LAND TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 09, 2020 as Auditor's File No. 202012090160, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 330 WIDNOR DRIVE, MOUNT VERNON, WASHINGTON 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, 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 23, 2023.
FIRST AMERICAN TITLE INSURANCE COMPANY

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20231013

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MIN: 100164301000454464
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **OCTOBER 23, 2023**, before me, **CAMILLE DU PAR**, personally appeared **TIPHANY JO WILLIAMS** 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.



CAMILLE DU PAR (COMMISSION EXP. 07/15/2026)
NOTARY PUBLIC



This document contains electronic
signatures.