

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.: 0006020539

*RECORD 2ND*



PARCEL NO. P75150

LEGAL DESCRIPTION: LOTS 1-10 & PINS LOTS 11-14, LOTS 23 & 23, BLK 20, TOWN OF MCMURRAY, TGW PTNS UNOPENED ARCADE STREET, TGW NELY 1/2 RAILROAD RIGHT OF WAY OF ENGLISH LUMBER COMPANY

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 JANUARY 03, 2023, executed by JOHN F SEAL, AN UNMARRIED MAN, AS HIS SEPARATE ESTATE, Trustor, to CHICAGO TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR EMORTGAGE FUNDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 11, 2023 as Auditor's File No. 202301110012, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 22920 FRONT ST, MOUNT VERNON, WASHINGTON 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR EMORTGAGE FUNDING, LLC, 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 JANUARY 18, 2024.  
FIRST AMERICAN TITLE INSURANCE COMPANY

**KIMBERLY S. SHAFER, VICE PRESIDENT**

POD: 20231127  
VC80401191M - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JANUARY 18, 2024, before me, TODD SLEIGHT, personally appeared KIMBERLY S. SHAFER 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.



**TODD SLEIGHT (COMMISSION EXP. 03/24/2029)**  
NOTARY PUBLIC



This document contains electronic signatures.