

After Recording Return to:
First American Mortgage Solutions
4795 Regent Blvd FL 2 MC-3007
Irving, TX 75063

This space for Recorder's use



Case Nbr: 40095011

Ref Number: 0000008308046765

Tax ID: P54550

9/8/2024

Property Address:

2910 IROQUOIS DR

MOUNT VERNON, WA 98273-0000

WA0-RDT 40095011 E 7/22/2024 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Audrey B Trumble
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

DEED OF RECONVEYANCE

First American Title Insurance Company, the present holder of the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: **KEYBANK NATIONAL ASSOCIATION**

Made By: **GLENN W. BORDNER, TRUSTEE AND THEDA I. BORDNER, TRUSTEE**

Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Date of Deed of Trust: **10/30/2013**

Loan Amount: **\$150,000.00**

Recorded in **Skagit County, WA** on: **11/14/2013**, book **N/A**, page **N/A** and instrument number **201311140010**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 77, "THUNDERBIRD", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 200802290190, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: LT 77 THUNDERBIRD VOL 9 PG 34

IN WITNESS THEREOF, the undersigned has caused this Deed of Reconveyance to be executed on **7/22/2024**

First American Title Insurance Company

By: 
Naima Smair, Vice President

State of **TX**, County of **Dallas**

On **7/22/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Naima Smair, Vice President of First American Title Insurance Company** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they of his/her/their free act and deed executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **EMMA VOGEL**
My Commission Expires : **12/22/2024**

