

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.: 0440780283

**RECORD 2ND**

PARCEL No. P67079

LEGAL DESCRIPTION: THAT PORTION OF TRACT 18, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF A LINE WHICH RUNS ACROSS SAID TRACT AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF, INTERSECTING THE SAID NORTH LINE AT A POINT WHICH IS 119 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID TRACT 18, EXCEPT PORTION CONVEYED TO SKAGIT COUNTY FOR LAKEVIEW BOULEVARD BY DEED DATED JULY 8, 1946, AND FILED JULY 9, 1946, UNDER AUDITOR'S FILE NO. 393676, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF AN 8 FOOT VACATED ALLEY LYING BETWEEN LOTS 18 AND 26 OF SAID LAKEVIEW TRACTS, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 **APRIL 13, 2022**, executed by **EUSTAQUIO RIVERA, JR. AND SHARON RIVERA, HUSBAND AND WIFE**, Trustor, to **GUARDIAN NORTHWEST TITLE AND ESCROW**, Original Trustee, for the benefit of **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, Original Beneficiary, and recorded on **MAY 05, 2022** as Auditor's File No. **202205050078**, in the Records of the County Auditor's Office for **SKAGIT County, State of WASHINGTON**.

PROPERTY ADDRESS: **17027 LAKE VIEW BLVD, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, 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 21, 2024**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**DANIEL FRONGNER, VICE PRESIDENT**

POD: 20240808

FS8030122IM - LR - WA



STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On **OCTOBER 21, 2024**, before me, **SIERRA C. PREATOR**, personally appeared **DANIEL FRONGNER** 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.

  
\_\_\_\_\_  
**SIERRA C. PREATOR (COMMISSION EXP. 06/12/2029)**  
NOTARY PUBLIC

SIERRA C PREATOR  
Notary Public - State of Idaho  
Commission Number 20232505  
My Commission Expires Jun 12, 2029