

UNRECORDED



Skagit County Auditor  
9/5/2017 Page

1 of

\$74.00  
1 12:48PM

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS  
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.: 0001738894

*RECORD 2ND*



PARCEL NO. P123244

LEGAL DESCRIPTION: LOT 151, NOOKACHAMP HILLS PUD, PHASE IIB

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 NOVEMBER 07, 2006, executed by THOMAS P HIXSON AND TIA B HIXSON, HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OHIO SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 09, 2006 as Auditor's File No. 200611090071, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 17184 BULLTROUT LANE, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OHIO SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current beneficiary or the nominee of the current beneficiary under 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 this AUGUST 23, 2017.

FIRST AMERICAN TITLE INSURANCE COMPANY

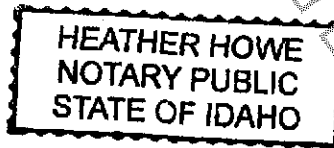
AMANDA HAYES, ASSISTANT SECRETARY

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 23, 2017, before me, HEATHER HOWE, personally appeared AMANDA HAYES known to me to be the ASSISTANT SECRETARY of 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.

HEATHER HOWE (COMMISSION EXP. 07/29/2022)

NOTARY PUBLIC



POD: 20170804  
OS80101091M - LR - WA

