



202001030046

01/03/2020 11:00 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

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.: 0440150698

RECORD 2ND



LEGAL DESCRIPTION: LOT 93, PLAT OF SKAGIT HIGHLANDS DIVISION (PHASE 2), ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON

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 **SEPTEMBER 22, 2015**, executed by **KRISTIAN H VALENCIA AND NEMIA S VALENCIA, HUSBAND AND WIFE**, Trustor, to **CHICAGO TITLE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **LOANDEPOT.COM, LLC DBA IMORTGAGE**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **SEPTEMBER 28, 2015** as Auditor's File No. **201509280154**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **5482 TIMBERRIDGE DRIVE, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **LOANDEPOT.COM, LLC DBA IMORTGAGE**, 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 **DECEMBER 26, 2019**.

FIRST AMERICAN TITLE INSURANCE COMPANY

TODD SLEIGHT, VICE PRESIDENT

POD: 20191031
FS8090112IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 26, 2019, before me, AMY COLVIN, personally appeared TODD SLEIGHT 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.


AMY COLVIN (COMMISSION EXP. 06/15/2024)
NOTARY PUBLIC

