



202008030102

08/03/2020 09:00 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.: 2900909772

RECORD 2ND



PARCEL NO. P54129

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 13, 2019, executed by MARITZA GUZMAN AKA MARIA BENNETT, UNMARRIED, Trustor, to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Original Trustee, for the benefit of U.S. BANK NATIONAL ASSOCIATION, Original Beneficiary, and recorded on OCTOBER 14, 2019 as Auditor's File No. 201910140055, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1108 SOUTH 16TH STREET, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from U.S. BANK NATIONAL ASSOCIATION, 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.

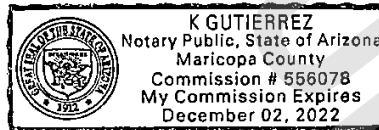
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 24, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY

ILONA DAWIDOWICZ, VICE PRESIDENT

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On JULY 24, 2020, before me, K GUTIERREZ, Notary Public, personally appeared ILONA DAWIDOWICZ, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

K GUTIERREZ (COMMISSION EXP. 12/02/2022)
NOTARY PUBLIC



POD: 20200324
US81001191M - LR - WA



US8100119IM - 2900909772 - GUZMAN

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON PARCEL "A" THE SOUTH 59 FEET OF TRACT 4, "REYNOLD'S ADDITION", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL "B" THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF "REYNOLD'S ADDITION", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH POINT IS 165.0 FEET NORTH OF THE NORTH LINE OF EAST SECTION STREET; THENCE EAST PARALLEL TO EAST SECTION STREET 132.0 FEET, MORE OR LESS, TO A POINT 16.0 RODS WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH PARALLEL TO THE AFORESAID LINE 109.0 FEET; THENCE WEST 132.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 4 OF REYNOLD'S ADDITION"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. LEGAL DESCRIPTION (ABBREVIATED) PTN SW - SE, SEC 30 T34N, R4E, AND PTN LOT 4 "REYNOLD'S ADDITION

TO MOUNT VERNON" DEED 201612200054; PARCELS P54129 AND P26707 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201612200054 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. 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