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08/31/2020 08:40 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.: 0440464963

RECORD 2ND



PARCEL NO. P24566

LEGAL DESCRIPTION: LOT 2, SHORT CARD NO. PL08-0415, APPROVED ON MARCH 2, 2009 AND RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT

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 14, 2018, executed by BRYCE WAITE, AND UNMARRIED INDIVIDUAL AND LAURA MODRELL, AN UNMARRIED INDIVIDUAL, EACH AS THEIR SEPARATE PROPERTY, Trustor, to LAND TITLE & ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NATIONWIDE HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 18, 2018 as Auditor's File No. 201809180078, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 13069 BUCHANAN LANE, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NATIONWIDE HOME LOANS, 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 AUGUST 19, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY

LAURA L. STUMPP, VICE PRESIDENT

POD: 20200717
FS8090112IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 19, 2020, before me, KATIE HAMMON, personally appeared LAURA L. STUMPP 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.

Katie Hammon

KATIE HAMMON (COMMISSION EXP. 06/23/2026)
NOTARY PUBLIC

