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12/08/2020 10:55 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

RECORD 2ND



WASHINGTON
COUNTY OF SKAGIT
LOAN NO.: 6800591017

PARCEL NO. 0105699

LEGAL DESCRIPTION: LOT 3, PLAT OF CEDAR RIDGE ESTATES, DIV NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 147 THROUGH 152, RECORDS OF SKAIGHT COUNTY, WASHINGTON, SITUATED IN THE COUNTY OF SKAGIT, STATE OF 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 20, 2012, executed by FRED H TEIJEN AND CARON E TEIJEN, HUSBAND AND WIFE, Trustor, to NEXTITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BEST MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 27, 2012 as Auditor's File No. 201209270119, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 21359 EGRET PLACE, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BEST MORTGAGE, INC., 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 02, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


SEANA E ERIN MORIARTY, VICE PRESIDENT

POD: 20201118
US8100119IM - LR - WA



Attached to the Deed of Reconveyance dated December 02, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On DECEMBER 02, 2020, before me, MARIA PUNZO, Notary Public, personally appeared SEANAE ERIN MORIARTY, 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.


MARIA PUNZO (COMMISSION EXP. 05/15/2021)
NOTARY PUBLIC

