



**202012240079**

12/24/2020 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**

**WASHINGTON**  
COUNTY OF SKAGIT  
LOAN NO.: 0113098784

*RECORD 2ND*



PARCEL No. 6065-000-020-0000


LEGAL DESCRIPTION: LT 20 SKAGIT HIGHLAND GREENS DIVISION III , PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITORS FILE NO.201906260037.


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 FEBRUARY 05, 2020, executed by IVAN JOHN SAN NICOLAS AND LORNAJANE A SAN NICOLAS, A MARRIED COUPLE, Trustor, to CHICAGO TITLE CO, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUARANTEED RATE, INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 13, 2020 as Auditor's File No. 202002130030, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 3356 INVERNESS ST, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUARANTEED RATE, 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 15, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
TAYLOR KILLIAN, VICE PRESIDENT

POD: 20201130  
FM8020113IM - LR - WA  




DOCUMENT 2 of 2  
MIN: 100196399022713034  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On DECEMBER 15, 2020, before me, ELIZABETH C. SMITH, personally appeared TAYLOR KILLIAN 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.

  
ELIZABETH C. SMITH (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

