



202012290051

12/29/2020 10:30 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.: 0440453826

RECORD 2ND



PARCEL NO. P74387

LEGAL DESCRIPTION: THE W. 20 FEET OF LOT 9, AND ALL OF LOTS 8, 13 - 14, BLOCK 18, MAP OF SYNDICATE
ADD TO THE TOWN OF LACONNER

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 08, 2013, executed by LARRY HIGGINS AND TURINE HIGGINS, HUSBAND AND WIFE, Trustor, to LINEAR TITLE & CLOSING, LTD, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FARMERS BANK & TRUST, NA, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 22, 2013 as Auditor's File No. 201302220087, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 526 RD ST, LA CONNER, WA 98257

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FARMERS BANK & TRUST, NA, 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 16, 2020.
FIRST AMERICAN TITLE INSURANCE COMPANY


CAITLIN BUONO, VICE PRESIDENT

POD: 20201030
FS8090112IM - LR - WA



DOCUMENT 2 of 2
MIN: 100263490000526700
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 16, 2020, before me, MELANIE HANSON, personally appeared CAITLIN BUONO 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.


MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

