

202101040067

01/04/2021 09:18 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

RECORD 2ND



COUNTY OF SKAGIT

LOAN NO.: 0504502538

PARCEL NO. 48550000160000

LEGAL DESCRIPTION: LOT 16, "PLAT OF NORTH HILL PUD" RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505050094, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF SAID PLAT, COMMON TO LOT 16; THENCE NORTH 34°50'37" WEST, ALONG COMMON LOT LINE FOR LOTS 15 AND 16, A DISTANCE OF 138.86 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID POINT ALSO BEING POINT ON RIGHT-OF-WAY AND A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 53°45'55" EAST; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 103°6'29" AN ARC DISTANCE OF 1.68 FEET; THENCE SOUTH 35°23'10" EAST, A DISTANCE OF 141.03 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LOT 16 FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 84°16'11" WEST, A DISTANCE OF 3.36 FEET; THENCE SOUTH 134°16'11" WEST, A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

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 MAY 13, 2016, executed by RYAN E. SCHOLS AND DANIELLE D. SCHOLS, A MARRIED COUPLE, Trustor, to JUNE GORMAN ON BEHALF OF FLAGSTAR BANK, FSB, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR SKAGIT BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MAY 17, 2016 as Auditor's File No. 201605170067, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.


PROPERTY ADDRESS: 2704 RIVER VISTA LOOP, MOUNT VERNON, WA 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR SKAGIT BANK, 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.

POD: 20201124
FS8090112IM - LR - WA



IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **DECEMBER 18, 2020**.
FIRST AMERICAN TITLE INSURANCE COMPANY


JACKI WILKINS, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **DECEMBER 18, 2020**, before me, **CHRISTY BROWN**, personally appeared **JACKI WILKINS** 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.


CHRISTY BROWN (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC

