



**202101050100**

01/05/2021 11:58 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.: 0440792362

PARCEL NO. P124013

LEGAL DESCRIPTION: THE LAND REFERRED TO IN THIS REPORT POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: LOT 30 "THE ORCHARDS P.U.D." ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 2006 UNDER AUDITORS FILE NO. 200601190126, RECORDS SKAGIT COUNTY

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 JULY 14, 2017, executed by RAYMOND OULD AND EVA OULD, HUSBAND AND WIFE, Trustor, to GUARDIAN NORTHWEST TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 20, 2017 as Auditor's File No. 201707200070, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 4414 ORCHARD AVE, ANACORTES, WA 98221

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AMERICAN FINANCIAL RESOURCES, 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 28, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
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TYSON CHRISTENSEN, VICE PRESIDENT

POD: 20201203  
FS8090112IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **DECEMBER 28, 2020**, before me, **TAWNYA RAINEY**, personally appeared **TYSON CHRISTENSEN** 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.

*Tawnya Rainey*  
TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

