

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

RECORD 2ND



PARCEL No. 3860-000-018-003

LEGAL DESCRIPTION: **TRACT 18, PLAT OF AVON ACRES FIRST ADDITION**

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 **AUGUST 11, 2006**, executed by **RICHARD BENEFIELD AND GAIL M AUSTIN, HUSBAND AND WIFE**, Trustor, to **CHICAGO TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **LIBERTY FINANCIAL GROUP, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **AUGUST 18, 2006** as Auditor's File No. **200608180070**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **16945 NILSON ROAD, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **BANK OF AMERICA, N.A.**, 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 **FEBRUARY 24, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY



MYRNA LINARES, VICE PRESIDENT

POD: 20210121
BA8050117IM - LR - WA




DOCUMENT 2 of 2
MIN: 10023760000060186
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated February 24, 2021

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On FEBRUARY 24, 2021, before me, MARIA PUNZO, Notary Public, personally appeared MYRNA LINARES, 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

