

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.: 0829055045

PARCEL No. P126181

LEGAL DESCRIPTION: LOT 126, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2

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 JUNE 01, 2020, executed by MATTHEW S. WARREN, AS HIS SEPARATE PROPERTY, AND SUSAN M. PETERS, AS HER SEPARATE PROPERTY., Trustor, to STEWART TITLE GUARANTY COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR EQUITY PRIME MORTGAGE LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 09, 2020 as Auditor's File No. 202006090139, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 817 SHANTEL ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR EQUITY PRIME MORTGAGE LLC., 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 APRIL 05, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

MARIBEL MARTINEZ, VICE PRESIDENT

POD: 20210309

TM8080115IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 05, 2021, before me, KARENA ONEILL, personally appeared MARIBEL MARTINEZ 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.



KARENA ONEILL (COMMISSION EXP. 12/17/2026)

NOTARY PUBLIC

