

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. 4900-004-023-0200

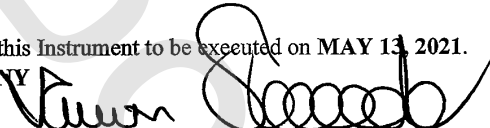
LEGAL DESCRIPTION: LOT D-23-B (REVISED)MOVND VERNON LAND USENO. LU06-030,BLA AUDITOR'S FILE No. 200802140087

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 **APRIL 23, 2015**, executed by **BRIAN SHEPHERD AND SOPHIA SHEPHERD, HUSBAND AND WIFE**, Trustor, to **GUARDIAN NW TITLE AND ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BAY EQUITY LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 30, 2015** as Auditor's File No. **201504300179**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1406 DIGBY PLACE, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BAY EQUITY 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 **MAY 13, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY


VALENTIN SALCEDO, VICE PRESIDENT

POD: 20210504
SL8120112IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MAY 13, 2021, before me, CAITLIN BUONO, personally appeared VALENTIN SALCEDO 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.



CAITLIN BUONO (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC

