

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  
LOAN NO.: 0026887802

PARCEL No. 4097-000-031-0009

LEGAL DESCRIPTION: LOT 31, WALNUT GROVE ADDITION TO BURLINGTON, VOL 7, PG 94, SKAGIT COUNTY, WASHINGTON

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated FEBRUARY 23, 2007, executed by JESUS A GUERRERO AND JUANA M. CERDA HUSBAND AND WIFE, Trustor, to FIRST AMERICAN TITLE INS. CO, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 28, 2007 as Auditor's File No. 200702280230, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 325 S GARDNER RD, BURLINGTON, WA 98233

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., 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 18, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
CAITLIN BUONO, VICE PRESIDENT

POD: 20210512  
SP8100114IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MAY 18, 2021, before me, NATALIE FELT, personally appeared CAITLIN BUONO 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.

  
NATALIE FELT (COMMISSION EXP. 09/28/2024)  
NOTARY PUBLIC

