

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.: 4000288339

*RECORD 2ND*



PARCEL NO. P54720

LEGAL DESCRIPTION: LOT 5 BLOCK 1 ALBERT BALCH'S WEDGWOOD

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 14, 2014, executed by ESMERALDO PINEDA AND MARELYN PINEDA, HUSBAND AND WIFE, Trustor, to GUARDIAN NORTHWEST TITLE & ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 22, 2014 as Auditor's File No. 201408220094, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1002 S 21ST ST, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PEOPLES BANK, 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 AUGUST 24, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
CAITLIN BUONO, VICE PRESIDENT

POD: 20210727  
CM8060119IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 24, 2021, before me, DEBORAH REIMER, 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.



DEBORAH REIMER (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC

