

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.: 0505373625

PARCEL NO. P108546

LEGAL DESCRIPTION: LOT 8, PLAT OF SUNRISE ESTATES DIVISION NO. II, VOL. 16, P. 92-93, SKAGIT COUNTY, WA

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 SEPTEMBER 28, 2020, executed by FRANK H. RIORDAN AND DANETTE L. RIORDAN, HUSBAND AND WIFE, Trustor, to JUNE GORMAN ON BEHALF OF FLAGSTAR BANK, FSB, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on OCTOBER 13, 2020 as Auditor's File No. 202010130007, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 14419 AUSTIN PL, ANACORTES, WASHINGTON 98221-8637

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, 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 07, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY


ASHLEY RYDALCH, VICE PRESIDENT

POD: 20230724
FS8090112IM - LR - WA




STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 07, 2023, before me, CAMILLE DU PAR, personally appeared ASHLEY RYDALCH 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.



CAMILLE DU PAR (COMMISSION EXP. 07/15/2026)
NOTARY PUBLIC

