

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.: 0150692234

*RECORD 2ND*



PARCEL No. P103761

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 **MAY 12, 2003**, executed by **WALT G SMITH AND KATHLEEN A. SMITH, HUSBAND AND WIFE**, Trustor, to **MILLARD S. RUBENSTEIN**, 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 **MAY 21, 2003** as Auditor's File No. **200305210106**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **20793 ECHO HILL ROAD, SEDRO WOLLEY, WASHINGTON 98284**

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 **NOVEMBER 16, 2023**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20231024

FM80201131M - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **NOVEMBER 16, 2023**, before me, **TAWNYA RAINEY**, personally appeared **TIPHANY JO WILLIAMS** 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.

*Tawnya Rainey*

**TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)**  
NOTARY PUBLIC



This document contains electronic signatures.

BEING TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-072 APPROVED OCTOBER 15, 1993, RECORDED OCTOBER 18, 1993 IN VOLUME 11, PAGE 2 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 9310180142 BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE SOUTH 60 FEET OF TRACT 4 OF HSORT PLAT NO. 93-072, LYING WEST OF THE EAST LINE OF SAID TRACT 1 PRODUCED SOUTH TO THE SOUTH LINE OF SAID TRACT 4. THE IMPROVEMENTS THEREON BEING KNOWN AS 20793 ECHO HILL ROAD.