

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. P71394

LEGAL DESCRIPTION: LOT 17 AND 18, BLOCK 17, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH."

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 26, 2010, executed by VICTORIA L. ROYAL, WHO ACQUIRED TITLE AS A SINGLE WOMAN, AS HER SEPARATE ESTATE, Trustor, to GUARDIAN NORTHWEST TITLE & ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 07, 2010 as Auditor's File No. 201009070235, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 301 NORTH SKAGIT STREET, BURLINGTON, WA 98233

WHEREAS, the Undersigned received from BANK OF AMERICA, N.A., 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 JULY 06, 2021.
FIRST AMERICAN TITLE INSURANCE COMPANY


ERIC FERGUSON, VICE PRESIDENT

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MIN: 100728700000332704
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated July 06, 2021

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On JULY 06, 2021, before me, ANGELINA MILLIGAN, Notary Public, personally appeared ERIC FERGUSON, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.



ANGELINA MILLIGAN (COMMISSION EXP. 11/15/2024)
NOTARY PUBLIC

