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05/22/2020 10:28 AM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

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.: 0440538331

PARCEL NO. P108033

LEGAL DESCRIPTION: LOT(S): 2 Sp# 94-040

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 JULY 11, 2016, executed by IAN D POCOCK AND SHALYCE J POCOCK, HUSBAND AND WIFE, Trustor, to CHICAGO TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JULY 15, 2016 as Auditor's File No. 201607150085, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 6130 ERSBIG RD, BOW, WA 98232

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA 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 MAY 14, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
JACKI WILKINS, VICE PRESIDENT

POD: 20200424

FS8090112IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100045810001474797  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On MAY 14, 2020, before me, VALENTIN SALCEDO, personally appeared JACKI WILKINS known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument on the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
VALENTIN SALCEDO (COMMISSION EXP. 07/21/2022)  
NOTARY PUBLIC

