



**202010050113**

10/05/2020 10:45 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**  
COUNTY OF SKAGIT  
LOAN NO.: 0578243163

*RECORD 2ND*



PARCEL NO. P83899

LEGAL DESCRIPTION: LOT 38, CASCADE RIDGE PUD

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 FEBRUARY 12, 2018, executed by DAVID J WALTERS, AN UNMARRIED MAN, AND BRYNN I FORTUNE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, Trustor, to GUARDIAN TITLE, 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 FEBRUARY 14, 2018 as Auditor's File No. 201802140028, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 18258 PEREGRINE LN, MOUNT VERNON, WA 98274

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 SEPTEMBER 16, 2020.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
JACKI WILKINS, VICE PRESIDENT

POD: 20200805  
SH8070117IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100045810002153556  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 16, 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 or 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

