

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE**RECORD 2ND**

WASHINGTON
COUNTY OF SKAGIT
LOAN NO.: 0440537518

PARCEL No. P125530

LEGAL DESCRIPTION: LOT 318, SKAGIT HIGHLANDS DIV. V PHASE 1

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 APRIL 19, 2016, executed by KEVIN J SMITH AND ANNE-MARIE FONS, HUSBAND AND WIFE., Trustor, to GUARDIAN NORTHWEST TITLE AND ESCROW, 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 APRIL 29, 2016 as Auditor's File No. 201604290083, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 5241 WELLSRING RD, MOUNT VERNON, WA 98273

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 JANUARY 19, 2021.
FIRST AMERICAN TITLE INSURANCE COMPANY


ANGELA M. FREEMAN, VICE PRESIDENT

POD: 20210111
FS8090112IM - LR - WA



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MIN: 100045810001293742
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On **JANUARY 19, 2021**, before me, **RACHEL D. NORAH**, personally appeared **ANGELA M. FREEMAN** 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.



RACHEL D. NORAH (COMMISSION EXP. 09/02/2024)
NOTARY PUBLIC

