

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.: 0515389307

PARCEL NO. P62081-3862-000-072-0103

LEGAL DESCRIPTION: PTN. TRACT I, "BIG LAKE WATERFRONT TRACTS"

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 MARCH 14, 2013, executed by BENEDICT J. COOLEY AND CYNTHIA K. COOLEY, HUSBAND AND WIFE, Trustor, to FIDELITY NATIONAL TITLE INSURANCE CO., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW PENN FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on MARCH 25, 2013 as Auditor's File No. 201303250159, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 18462 W LAKEVIEW LN, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW PENN FINANCIAL, LLC, 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 MARCH 03, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
BRIDGET BOOKER, VICE PRESIDENT

POD: 20210225

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Page 1 of 2



DOCUMENT 2 of 2

MIN: 100754453130101378  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On **MARCH 03, 2021**, before me, **JANET APPAU**, personally appeared **BRIDGET BOOKER** 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.

  
JANET APPAU (COMMISSION EXP. 08/27/2024)  
NOTARY PUBLIC

