

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.: 0440539352

PARCEL NO. P110960

LEGAL DESCRIPTION: LOT 9, WESTWOOD 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 JANUARY 30, 2017, executed by MOLLY M.S.R. STROHSCHIEN, AN UNMARRIED WOMAN, Trustor, to GUARDIAN TITLE GW, 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 07, 2017 as Auditor's File No. 201702070037, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2308 WESTWOOD DR, ANACORTES, WA 98221

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 20, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
LESLYE DIETRICH, VICE PRESIDENTPOD: 20210517  
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MIN: 100045810001683454  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On **MAY 20, 2021**, before me, **KIMBERLY LIPSKY**, personally appeared **LESLYE DIETRICH** 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.

  
**KIMBERLY LIPSKY** (COMMISSION EXP. 04/14/2025)  
NOTARY PUBLIC

