

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.: 0820172641

PARCEL NO. P130965

LEGAL DESCRIPTION: LOT 102, DIGBY HEIGHTS PH. III.

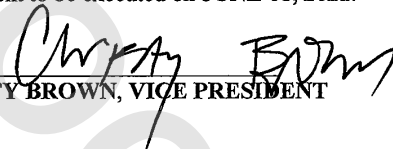
THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee, Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated JUNE 16, 2020, executed by LATOYA JESTINE COOK AND JAMES M COOK, A MARRIED COUPLE, Trustor, to LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 18, 2020 as Auditor's File No. 202006180049, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 307 JEFF STREET, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, 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 JUNE 08, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
CHRISTY BROWN, VICE PRESIDENT

POD: 20210528  
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MIN: 100322140002166059  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On JUNE 08, 2021, before me, **DEBORAH REIMER**, personally appeared **CHRISTY BROWN** 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.

  
**DEBORAH REIMER** (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC

