

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.: 0440537209

**RECORD 2ND**

PARCEL NO. P127243

LEGAL DESCRIPTION: LOT 141, SKAGIT HIGHLANDS V, PHASE 2.

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 DECEMBER 22, 2015, executed by LUIS C VENEGAS AND MARISELA VENEGAS, A MARRIED COUPLE, Trustor, to LAND TITLE COMPANY OF SKAGIT COUNTY, 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 DECEMBER 28, 2015 as Auditor's File No. 201512280174, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 415 TAHOMA ST, 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 JULY 09, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
TERESA M. ROBINSON, VICE PRESIDENT

POD: 20210630

FS80901121M - LR - WA



Page 1 of 2



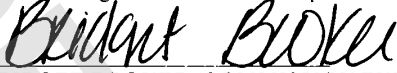
DOCUMENT 2 of 2

MIN: 100045810001217741  
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On JULY 09, 2021, before me, **BRIDGET BOOKER**, personally appeared **TERESA M. ROBINSON** 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



**BRIDGET BOOKER** (COMMISSION EXP. 12/29/2024)  
NOTARY PUBLIC

