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12/08/2021 09:09 AM Pages: 1 of 2 Fees: $204.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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.: **0440540888**

PARCEL NO. **P78704/4223-000-006-0106**

LEGAL DESCRIPTION: **B SHORT PLAT NO. 19-76, BEING A PTN, LOT 6 LIDELL ADD.**

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 **OCTOBER 20, 2017**, executed by **JEANNE GERDE AND RONALD L. GERDE, WIFE AND HUSBAND**, Trustor, to **CHICAGO TITLE COMPANY OF WASHINGTON**, 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 **OCTOBER 25, 2017** as Auditor's File No. **201710250022**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1619 S 18TH ST, MOUNT VERNON, WA 98274**

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 **DECEMBER 07, 2021**.
FIRST AMERICAN TITLE INSURANCE COMPANY

DEBORAH REIMER, VICE PRESIDENT

POD: 20211124
FS8090112IM - LR - WA

MIN: 100045810002078787
MERS PHONE: 1-888-679-6377

UNOFFICIAL DOCUMENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **DECEMBER 07, 2021**, before me, **LISA M. CARTER**, personally appeared **DEBORAH REIMER** 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.

LISA M. CARTER (COMMISSION EXP. 09/28/2024)
NOTARY PUBLIC

LISA M CARTER
Notary Public - State of Idaho
Commission Number 20181905
My Commission Expires Sep 28, 2024