

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.: 0440538551

PARCEL No. P67540

LEGAL DESCRIPTION: LOT 10, MOORE'S GARDEN PLAT; AND SECTION 18, TOWNSHIP 34 NORTH, RANGE 4
EAST, PTN. NE NW

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 AUGUST 16, 2016, executed by BRIAN K HAMMER AND NANCY L HAMMER, HUSBAND AND WIFE, Trustor, to GUARDIAN NORTHWEST TITLE & ESCROW, 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 AUGUST 18, 2016 as Auditor's File No. 201608180044, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 18091 MOORE'S GARDEN RD, 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 DECEMBER 09, 2021.
FIRST AMERICAN TITLE INSURANCE COMPANY


LETICIA SHARADIN, VICE PRESIDENT

POD: 20211201
FS8090112IM - LR - WA



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MIN: 100045810001519971
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On **DECEMBER 09, 2021**, before me, **CHERYL FEY**, personally appeared **LETICIA SHARADIN** 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.


CHERYL FEY (COMMISSION EXP. 10/28/2025)
NOTARY PUBLIC

