

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.: 0440603245

RECORD 2ND

PARCEL NO. P20874

LEGAL DESCRIPTION: PTN GOVT LT 4, SE 1/4, SEC. 36-34-2E, W.M

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 **MARCH 28, 2019**, executed by **CATHERINE D RITCHIE AND STEPHEN M PHILLIPS, A MARRIED COUPLE**, Trustor, to **CHICAGO TITLE COMPANY OF WA**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR UPWELL MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 29, 2019** as Auditor's File No. **201903290122**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **11767 CALEDONIA, LA CONNER, WA 98257**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR UPWELL MORTGAGE, INC., 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 **JANUARY 12, 2022**.
FIRST AMERICAN TITLE INSURANCE COMPANY


TERESA M. ROBINSON, VICE PRESIDENT

POD: 20220110
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Page 1 of 2



DOCUMENT 2 of 2

MIN: 101469334258987265
MERS PHONE: 1-888-679-6377

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On **JANUARY 12, 2022**, before me, **STEPHANIE MARKS**, 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.


STEPHANIE MARKS (COMMISSION EXP. 12/06/2025)
NOTARY PUBLIC

