

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.: **0852027689**PARCEL NO. **P53245; P54228**

LEGAL DESCRIPTION: **PTN TR 1, SKAGIT ADD. TO MT. VRNON & PTN LT 1, BLK 1, HOME ADD TO MT. VRNON**
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 03, 2020**, executed by **JAMES A. COFFMAN, A SINGLE PERSON**, Trustor, to **CHICAGO TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR E MORTGAGE MANAGEMENT, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **JUNE 23, 2020** as Auditor's File No. **202006230010**, in the Records of the County Auditor's Office for **SKAGIT County, State of WASHINGTON**.

PROPERTY ADDRESS: **1425 BROAD ST, MOUNT VERNON, WA 98274**

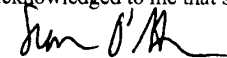
WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR E MORTGAGE MANAGEMENT, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting 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 **MARCH 07, 2022**
FIRST AMERICAN TITLE INSURANCE COMPANY

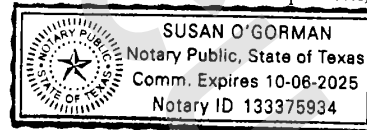

RACHEL D. NORAH, VICE PRESIDENT

STATE OF **TEXAS**COUNTY OF **DALLAS**) ss.

On **MARCH 07, 2022**, before me, **SUSAN O'GORMAN**, personally appeared **RACHEL D. NORAH** 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.



SUSAN O'GORMAN (COMMISSION EXP. 10/06/2025)
NOTARY PUBLIC



POD: 20220218

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Page 1 of 2



DOCUMENT 2 of 2

MIN: 100661312347005750
MERS PHONE: 1-888-679-6377