

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.: 00996137857-00001

PARCEL NO. P64324

LEGAL DESCRIPTION: LOT 18, CEDAR HILLS No 1, RECORDED IN VOLUME 8 OF PLATS, PAGES 90 AND 91, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 JANUARY 27, 2016, executed by JOSE DIAZ, AN UNMARRIED MAN AND YARA O FERNANDEZ, AN UNMARRIED WOMAN, Trustor, to UPF WASHINGTON INCORPORATED, Original Trustee, for the benefit of UMPQUA BANK, Original Beneficiary, and recorded on JANUARY 29, 2016 as Auditor's File No. 201601290056, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2115 S CEDAR HILLS DR, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from UMPQUA BANK, 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 APRIL 03, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20230324

UB8050122IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 03, 2023, before me, LISA WRIGHT, personally appeared TIPHANY JO WILLIAMS 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 Wright

LISA WRIGHT (COMMISSION EXP. 08/25/2026)
NOTARY PUBLIC

