

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.: 00996745386-00001

PARCEL NO. P21833

LEGAL DESCRIPTION: SECTION 13, TOWNSHIP 34, RANGE 3; PTN. SW SW

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 13, 2021**, executed by **JUSTIN STEVENS AND CASSANDRA STEVENS, A MARRIED COUPLE WHO ACQUIRED TITLE AS JUSTIN D STEVENS, A SINGLE PERSON AND CASSANDRA R PULLEY, A SINGLE PERSON**, Trustor, to **UPF WASHINGTON INCORPORATED**, Original Trustee, for the benefit of **UMPQUA BANK**, Original Beneficiary, and recorded on **AUGUST 17, 2021** as Auditor's File No. **202108170076**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **17131 DUNBAR ROAD, MOUNT VERNON, WA 98273**

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 **AUGUST 04, 2023**.

FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

POD: 20230725

UB8050122IM - LR - WA

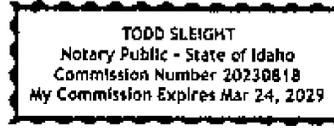


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 04, 2023, before me, TODD SLEIGHT, personally appeared REBECCA HIGLEY 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.



TODD SLEIGHT (COMMISSION EXP. 03/24/2029)
NOTARY PUBLIC



This document contains electronic signatures.

UNOFFICIAL DOCUMENT