

202404120044

04/12/2024 01:16 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

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.: 8501454568

PARCEL NO. P44715

LEGAL DESCRIPTION: PTN Gov. Lot 1, 26-35-9 E 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 **JULY 08, 2020**, executed by **RYAN MATTHEW VIER** AND **ABIGAIL CATHERINE VIER**, HUSBAND AND WIFE, Trustor, to **LAND TITLE**, 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 **JULY 13, 2020** as Auditor's File No. **202007130182**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **52884 RAILROAD AVE, ROCKPORT, WASHINGTON 98283**

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 **APRIL 12, 2024**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TAWNIA RAINEY, VICE PRESIDENT

POD: 20240311

UB8011224IM - LR - WA



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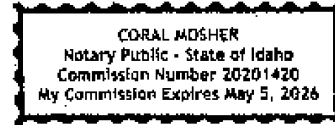
MIN: 100045810003150601
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 12, 2024, before me, CORAL MOSHER, personally appeared TAWNYA RAINEY 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.



CORAL MOSHER (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



This document contains electronic signatures.