

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.: 0000006025196956

PARCEL No. P110359

LEGAL DESCRIPTION: LOT 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-9-94, APPROVED DECEMBER 28, 1995, RECORDED DECEMBER 29, 1995 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9512290024. BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..IN THE COUNTY OF SKAGIT, WA

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 16, 2021**, executed by **JAMES M COLDWELL, AN UNMARRIED INDIVIDUAL**, Trustor, to **CHICAGO TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 05, 2021** as Auditor's File No. **202104050028**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1508 S 18TH ST, MOUNT VERNON, WASHINGTON 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, 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 **FEBRUARY 05, 2025**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20250123

KB8121723IM - LR - WA



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MIN: 100065700002062466  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 05, 2025**, before me, **TIPHANY JO WILLIAMS**, personally appeared **JEFFREY OSGOOD** 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.



**TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)**  
NOTARY PUBLIC



This document contains electronic  
signatures.