

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON
COUNTY OF SKAGIT
LOAN NO.: 3414005238

RECORD 2ND



PARCEL NO. P76705

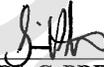
LEGAL DESCRIPTION: LOTS 6-9, BLOCK 17, REPLAT OF THE JUNCTION ADDITION TO SEDRO

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 NOVEMBER 12, 2021, executed by MOLLIE CATHERINE EPPERSON AND WARREN STUART EPPERSON WIFE AND HUSBAND, Trustor, to PREMIER TITLE OF ISLAND COUNTY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 19, 2021 as Auditor's File No. 202111190075, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 423 PUGET STREET, SEDRO WOOLLEY, WASHINGTON 98284

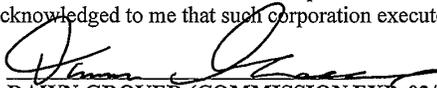
WHEREAS, the Undersigned received from LAKEVIEW LOAN SERVICING, LLC, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, 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.

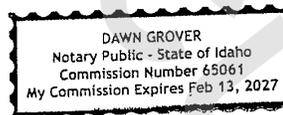
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 07, 2025.
FIRST AMERICAN TITLE INSURANCE COMPANY


SIERRA C. PREATOR, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 07, 2025, before me, DAWN GROVER, personally appeared SIERRA C. PREATOR 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.


DAWN GROVER (COMMISSION EXP. 02/13/2027)
NOTARY PUBLIC



POD: 20250624
SM8030119IM - LR - WA