

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.: 8501518798

PARCEL No. P120361

LEGAL DESCRIPTION: LT. 56, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, REC No. 200305090001

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 15, 2021**, executed by **SPENCER A COLE AND SERENA C COLE, HUSBAND AND WIFE**, Trustor, to **CHICAGO 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 **NOVEMBER 24, 2021** as Auditor's File No. **202111240063**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1503 WILDFLOWER WAY, SEDRO WOOLLEY, WASHINGTON 98284**

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 **SEPTEMBER 29, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TAWNYA RAINEY, VICE PRESIDENT

POD: 20250728

UB8011224IM - LR - WA



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MIN: 100045810003790687
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **SEPTEMBER 29, 2025**, before me, **TODD SLEIGHT**, personally appeared **TAWNIA 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.



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



This document contains electronic signatures.