

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.: 8501550630

PARCEL NO. P48543; P123081; P123082

LEGAL DESCRIPTION: TRACT 2 & PTN TRACT 3, SP NO. 69-79, BEING PTN GOVT LT 11, 33-36-3E, 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 MAY 03, 2023, executed by WESLEY ALLEN SMITH AND SARAH ANITA NELSON SMITH, A MARRIED COUPLE, Trustor, to CHICAGO TITLE COMPANY, 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 MAY 10, 2023 as Auditor's File No. 202305100017, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 14317 W BOW HILL RD, BOW, WASHINGTON 98232-9233

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 FEBRUARY 13, 2026.
FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

POD: 20260130

UB8011224IM - LR - WA

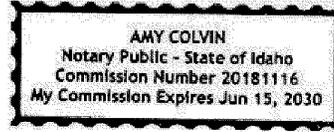


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **FEBRUARY 13, 2026**, before me, **AMY COLVIN**, 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.



AMY COLVIN (COMMISSION EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic signatures.