

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.: 0027161868

PARCEL NO. 4632-000-023-0002 (P106914)

LEGAL DESCRIPTION: LOT 23, "EAGLE VALLEY P.U.D."

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 **OCTOBER 17, 2007**, executed by **DANIEL K. EDWARDS & KATE L. EDWARDS, WHO ACQUIRED TITLE AS KATE L. WOOLCOCK, HUSBAND AND WIFE**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **OCTOBER 24, 2007** as Auditor's File No. **200710240082**, in the Records of the County Auditor's Office for **SKAGIT County, State of WASHINGTON**.

PROPERTY ADDRESS: **5231 AERIE LANE, SEDRO WOOLLEY, WASHINGTON 98284**

WHEREAS, the Undersigned received from **TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**, 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 13, 2026**.**FIRST AMERICAN TITLE INSURANCE COMPANY**
DANIEL FRONGNER, VICE PRESIDENT

POD: 20260618

SP8100114IM - LR - WA



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MIN: 100085200621752452
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **JULY 13, 2026**, before me, **KIMBERLY S. SHAFER**, personally appeared **DANIEL FRONGNER** 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.


KIMBERLY S. SHAFER (COMMISSION EXP. 06/05/2029)
NOTARY PUBLIC

