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08/24/2026 08:32 AM Pages: 1 of 2 Fees: $304.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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.: **0120169313**

PARCEL NO. **P125012**

LEGAL DESCRIPTION: **LOT 4, MV SP LU-05-078, WHICH IS PTN LOT 2, TIMBERLINE DIV. III; AND PTN TR C, SP MV-1-93**

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 **DECEMBER 03, 2020**, executed by **STANLEY D. WADE AND COLEEN E. WADE, HUSBAND AND WIFE**, Trustor, to **WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **DECEMBER 08, 2020** as Auditor's File No. **202012080106**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **208 LILLY LN, MOUNT VERNON, WASHINGTON 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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 **AUGUST 21, 2026**.
FIRST AMERICAN TITLE INSURANCE COMPANY

Allison Kay Jones
ALLISON KAY JONES, VICE PRESIDENT

POD: 20260811
FM8020113IM - LR - WA

MIN: 100073001201693130
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **AUGUST 21, 2026**, before me, **JEFFREY OSGOOD**, personally appeared **ALLISON KAY JONES** 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.

JEFFREY OSGOOD (COMMISSION EXP. 05/25/2029)
NOTARY PUBLIC

JEFFREY OSGOOD
Notary Public - State of Idaho
Commission Number 20232386
My Commission Expires May 25, 2029

This document contains electronic signatures.

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