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09/30/2026 02:33 PM 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.: **8501375091**

PARCEL NO. **P78168**

LEGAL DESCRIPTION: **LOT(S): 28 THE UPLANDS**

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 **AUGUST 20, 2018**, executed by **WILLIAM COLE AND BRANDI COLE, HUSBAND AND WIFE**, Trustor, to **CHICAGO TITLE INSURANCE CO.**, 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 **AUGUST 29, 2018** as Auditor's File No. **201808290069**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **611 UPLAND DR, MOUNT VERNON, WASHINGTON 98273**

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 30, 2026**.
FIRST AMERICAN TITLE INSURANCE COMPANY

ADDISON RICE, VICE PRESIDENT

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

On **SEPTEMBER 30, 2026**, before me, **KIMBERLY S. SHAFER**, personally appeared **ADDISON RICE** 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

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

KIMBERLY S SHAFER
Notary Public - State of Idaho
Commission Number 20232337
My Commission Expires Jun 5, 2029

This document contains electronic signatures.

UNOFFICIAL DOCUMENT