

202404100023

04/10/2024 10:15 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

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.: 8014056208

PARCEL NO. P58183

LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK 104, NORTHERN PACIFIC ADDITION TO ANACORTES

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 **MARCH 25, 2021**, executed by **CHRISTOPHER J NICKERSON AND KELLY ANN NICKERSON, HUSBAND AND WIFE**, Trustor, to **ALDRIDGE PITE LLP**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 20, 2021** as Auditor's File No. **202104200105**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **2607 W 2ND ST, ANACORTES, WASHINGTON 98221**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, 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 **APRIL 10, 2024**.
FIRST AMERICAN TITLE INSURANCE COMPANY

ASHLEY RYDALCH, VICE PRESIDENT

POD: 20240401

SM8030119IM - LR - WA



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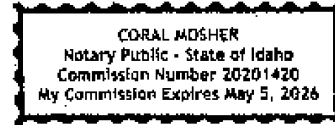
MIN: 100288202005289221
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **APRIL 10, 2024**, before me, **CORAL MOSHER**, personally appeared **ASHLEY RYDALCH** 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.



CORAL MOSHER (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



This document contains electronic signatures.