

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.: 2012869703

PARCEL No. P121930

LEGAL DESCRIPTION: LOT 86, ROSEWOOD PUD, FILE NO. 200408170112

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 06, 2021**, executed by **BRADLEY D. MAGNUSON AND MONICA MAGNUSON, TRUSTEE, OR SUCCESSOR TRUSTEE(S) OF THE BRADLEY D. MAGNUSON AND MONICA MAGNUSON TRUST DATED MAY 22, 2017**, Trustor, to **QUALITY LOAN SERVICE, CORP OF WA**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 20, 2021** as Auditor's File No. **202105200009**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **3215 ARBOR ST, MOUNT VERNON, WASHINGTON 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER, 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 26, 2024**.**FIRST AMERICAN TITLE INSURANCE COMPANY****TODD SLEIGHT, VICE PRESIDENT**

POD: 20240819

RP8020117IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

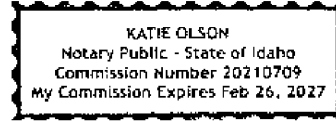
MIN: 100397204262810515  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 26, 2024, before me, KATIE OLSON, personally appeared TODD SLEIGHT 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.



KATIE OLSON (COMMISSION EXP. 02/26/2027)  
NOTARY PUBLIC



This document contains electronic  
signatures.