

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON
COUNTY OF SKAGIT

RECORD 2ND



PARCEL NO. **P101476**

LEGAL DESCRIPTION: LOT 3, BLOCK 3, "EASTGATE ADDITION PLAT NO. 1, MOUNT VERNON, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE 40 1/2, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON

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 06, 2013**, executed by **MAURICE P STINN, AND PHYLLIS J STINN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, Trustor, to **RECONTRUST COMPANY, N.A.**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BANK OF AMERICA, N.A.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 29, 2013** as Auditor's File No. **201303290055**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **229 DIGBY RD, MOUNT VERNON, WASHINGTON 98274-8950**

WHEREAS, the Undersigned received from **BANK OF AMERICA, N.A.**, 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 **JANUARY 22, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY


KATHERINE LARREA, VICE PRESIDENT

POD: 20250109
BA8050117IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 22, 2025, before me, AMANDA HAYES, personally appeared KATHERINE LARREA 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.


AMANDA HAYES (COMMISSION EXP. 01/22/2030)
NOTARY PUBLIC