

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

LOAN NO.: 0000008308038956



PARCEL NO. P39147

LEGAL DESCRIPTION: PTN SE 1/4 NW 1/4 SEC. 15 T35 N R5E WM

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, the Trustee, under that certain Deed of Trust dated **JANUARY 09, 2007**, executed by **MATTHEW W. GIFFORD, HUSBAND, TERRY A. GIFFORD, WIFE**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **KEYBANK NATIONAL ASSOCIATION**, Original Beneficiary, and recorded on **DECEMBER 03, 2007** as Auditor's File No. **200712030163**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **27420 MINKLER RD, SEDRO WOOLLEY, WA 98284**

WHEREAS, the Undersigned received from **KEYBANK NATIONAL ASSOCIATION**, 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 18, 2025**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TRACY ALBERTSON, VICE PRESIDENT**

POD: 20250328  
KB8121723IM - LR - WA

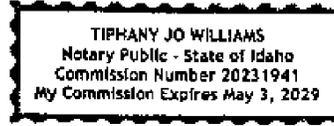


STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On APRIL 18, 2025, before me, TIPHANY JO WILLIAMS, personally appeared TRACY ALBERTSON 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.

*Tiphany Jo Williams*

TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)  
NOTARY PUBLIC



This document contains electronic signatures.

UNOFFICIAL DOCUMENT