

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.: 4000798808

PARCEL No. P106538

LEGAL DESCRIPTION: LT 74, THE MEADOW PHASE II, AKA THE MEADOW PH I, TRACT 101, A PUD PLAT

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 JUNE 19, 2020, executed by SEAN FRANCIS BLACK AND ANDREA WOOD, HUSBAND AND WIFE, Trustor, to CHICAGO TITLE COMPANY OF WASHINGTON, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUARANTEED RATE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 24, 2020 as Auditor's File No. 202006240019, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2309 W MEADOW BLVD, MOUNT VERNON, WASHINGTON 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUARANTEED RATE, 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 22, 2025.
FIRST AMERICAN TITLE INSURANCE COMPANY

JEFFREY OSGOOD, VICE PRESIDENT

POD: 20250417

CM8060119IM - LR - WA



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MIN: 100196399024217141
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **APRIL 22, 2025**, before me, **TODD SLEIGHT**, personally appeared **JEFFREY OSGOOD** 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.



TODD SLEIGHT (COMMISSION EXP. 03/24/2029)
NOTARY PUBLIC



This document contains electronic signatures.