

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.: 0060731791

PARCEL NO. P77272

LEGAL DESCRIPTION: PTN. LOT 19, STATE STREET ADDITION TO SEDRO (AKA LOT 1 SP SW-4-BB)

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 **AUGUST 23, 2016**, executed by **MARILYN K. VAN DELINDER, ONE HALF INTEREST AND CHARLES VAN DELINDER, ONE HALF INTEREST**, Trustor, to **CT MOUNT VERNON**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR NEW DAY FINANCIAL, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **SEPTEMBER 13, 2016** as Auditor's File No. **201609130017**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1209 TALCOTT STREET, SEDRO WOOLLEY, WASHINGTON 98284-9239**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR NEW DAY FINANCIAL, LLC., 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 24, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20250414

FM80201131M - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 24, 2025, before me, KATIE OLSON, personally appeared TIPHANY JO WILLIAMS 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

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



This document contains electronic signatures.