

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.: 0138439799

*RECORD 2ND*



PARCEL NO. P76117

LEGAL DESCRIPTION: LOTS 9, 10 & 11, BLK 74, FIRST ADD. TO TOWN OF SEDRO

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 OCTOBER 27, 2021, executed by LUCAS W MAYER, A MARRIED PERSON AS HIS SEPARATE PROPERTY, Trustor, to LAND TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANNER BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 07, 2021 as Auditor's File No. 202112070150, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 937 FIDALGO STREET, SEDRO WOOLLEY, WASHINGTON 98284

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANNER BANK, 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 MAY 12, 2025.  
FIRST AMERICAN TITLE INSURANCE COMPANY

JEFFREY OSGOOD, VICE PRESIDENT

POD: 20250501  
FM80201131M - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MAY 12, 2025, before me, TAWNYA RAINEY, 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.

*Tawnya Rainey*

TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC



This document contains electronic signatures.