

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.: 4000722460

PARCEL NO. P56262

LEGAL DESCRIPTION: LOTS 14, 15 AND PTN. OF 13 BLOCK 209 CITY OF ANACORTES

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 **FEBRUARY 25, 2013**, executed by **MATTHEW NOLAN AND MIRANDA BLAKE, HUSBAND AND WIFE**, Trustor, to **GUARDIAN NORTHWEST TITLE AND ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR WHIDBEY ISLAND BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 01, 2013** as Auditor's File No. **201303010094**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: 2212 18TH STREET, ANACORTES, WASHINGTON 98221

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR WHIDBEY ISLAND 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 14, 2025**.**FIRST AMERICAN TITLE INSURANCE COMPANY****JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20250508

CM8060119IM - LR - WA



Page 1 of 2



DOCUMENT 2 of 2

MIN: 100297810300195213  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MAY 14, 2025, before me, TRACY ALBERTSON, 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.



TRACY ALBERTSON (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC



This document contains electronic  
signatures.