

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.: 8010615377

PARCEL No. P125124

LEGAL DESCRIPTION: UNIT 531, BLDG 2, CASCADE COMMONS, A CONDO

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 **APRIL 05, 2023**, executed by **LINDA STRUTHERS, AN UNMARRIED PERSON**, Trustor, to **ALDRIDGE PITE LLP**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 19, 2023** as Auditor's File No. **202304190035**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **531 NEFF CIR UNIT 105, BURLINGTON, WASHINGTON 98233-2801**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, 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 **JUNE 20, 2025**.**FIRST AMERICAN TITLE INSURANCE COMPANY****JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20250610

SM8030119IM - LR - WA



Page 1 of 2



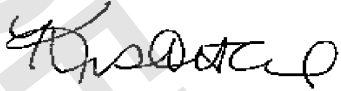
DOCUMENT 2 of 2

MIN: 100288280106153777  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On **JUNE 20, 2025**, before me, **KRISTIN H. CARL**, 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.



**KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)**  
NOTARY PUBLIC



This document contains electronic signatures.