

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.: 0160517389



PARCEL No. P118702

LEGAL DESCRIPTION: LT 3 SHORT PLT No. PLO1-0085, SKAGIT COUNTY, WA & PTN OF SW 1/4 OF NW 1/4 OF S 11, T 35N, R 7E, W.M.

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated SEPTEMBER 13, 2024, executed by ROBERT ASHWORTH AND KARI ASHWORTH, A MARRIED COUPLE, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 19, 2024 as Auditor's File No. 202409190045, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 7281 RUSSELL RD, CONCRETE, WASHINGTON 98237

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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 23, 2025.
FIRST AMERICAN TITLE INSURANCE COMPANY

TODD SLEIGHT, VICE PRESIDENT

POD: 20250611

FM8020113IM - LR - WA



Page 1 of 2



MIN: 100073001605173895
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JUNE 23, 2025, before me, TIPHANY JO WILLIAMS, personally appeared TODD SLEIGHT 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.



TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)
NOTARY PUBLIC



This document contains electronic signatures.