

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

RECORD 2ND



PARCEL No. **P123908**

LEGAL DESCRIPTION: **LOT 2, PLAT OF EASTGATE SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 6, 2006, UNDER AUDITORS FILE NO. 200601060119, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

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 **NOVEMBER 10, 2023**, executed by **JOSE GARCIA, PATRICIA GARCIA**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **BANK OF AMERICA, N.A.**, Original Beneficiary, and recorded on **NOVEMBER 22, 2023** as Auditor's File No. **202311220031**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **809 S 30TH, MOUNT VERNON, WASHINGTON 98274**

WHEREAS, the Undersigned received from **BANK OF AMERICA, N.A.**, 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 **AUGUST 05, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TAWNYA RAINEY, VICE PRESIDENT

POD: 20250721
BA80501171M - LR - WA

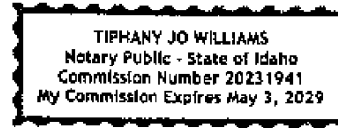


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 05, 2025, before me, TIPHANY JO WILLIAMS, personally appeared TAWNIA RAINEY 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.

Tiffany Jo Williams

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



This document contains electronic signatures.