

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. **P80210**

LEGAL DESCRIPTION: **LOT(S): 11 SANDALWOOD AND PTN. NE 1/4 NE 1/4, 17-34-4, E W.M., SKAGIT COUNTY, WA.**

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 **AUGUST 30, 2022**, executed by **DIANA A GRAU, ERNEST M GRAU III**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **BANK OF AMERICA, N.A.**, Original Beneficiary, and recorded on **SEPTEMBER 12, 2022** as Auditor's File No. **202209120100**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1817 SANDALWOOD ST, MOUNT VERNON, WA 98273**

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 13, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

POD: 20250804
BA80501171M - LR - WA

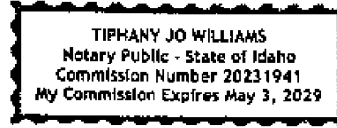


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 13, 2025, before me, TIPHANY JO WILLIAMS, personally appeared REBECCA HIGLEY 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

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



This document contains electronic signatures.