

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.: 3523934976

RECORD 2ND



PARCEL No. **P103563**

LEGAL DESCRIPTION: TRACT 1 OF SURVEY BEING A PORTION OF LOTS 15, 16, 17, 18 AND VACATED ALLEY IN BLOCK 32, PLAT OF KELLOGG AND FORD'S ADDITION TO ANACORTES, WA PARCEL P103563/3800-032-018-0007

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 11, 2023, executed by SARA JANICULA AND BARRY JANICULA, WIFE AND HUSBAND, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ROCKET MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 12, 2023 as Auditor's File No. 202304120015, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 2412 37TH ST, ANACORTES, WASHINGTON 98221-2648

WHEREAS, the Undersigned received from CHARLES SCHWAB BANK, SSB, 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 SEP 05 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY


DANIEL FRONGNER, VICE PRESIDENT

POD: 20250826
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MIN: 100039035239349763
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEP 05 2025, before me, **SIERRA C. PREATOR**, personally appeared **DANIEL FRONGNER** 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.


SIERRA C. PREATOR (COMMISSION EXP. 06/12/2029)
NOTARY PUBLIC

