

202509190026

09/19/2025 10:23 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

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.: 0147170898

PARCEL No. P127184

LEGAL DESCRIPTION: LT 82, PLAT OF SKAGIT HIGHLANDS DIV V (PHASE 2)

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 **JULY 08, 2022**, executed by **LUIS FERNANDO GARCIA, 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 **JULY 18, 2022** as Auditor's File No. **202207180062**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **5564 TIMBER RIDGE DR, MOUNT VERNON, WASHINGTON 98273**

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 **SEPTEMBER 19, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TAWNYA RAINEY, VICE PRESIDENT

POD: 20250909

FM8020113IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100288202006586039
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **SEPTEMBER 19, 2025**, before me, **TODD SLEIGHT**, 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.



TODD SLEIGHT (COMMISSION EXP. 03/24/2029)
NOTARY PUBLIC



This document contains electronic signatures.