

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.: 3000519448

PARCEL NO. P20452

LEGAL DESCRIPTION: PTN OF 17, 34-2E. W.M.; SE NW (AKA TRACT C Sp# 15-84))

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 **MARCH 26, 2021**, executed by **D. CHARLES TIDRINGTON, ALSO APPEARING OF RECORD AS DONALD C. TIDRINGTON AND AMIE L. TIDRINGTON, ALSO SHOWN AS AMIE LOU TIDRINGTON, HUSBAND AND WIFE**, Trustor, to **GUARDIAN NORTHWEST TITLE & ESCROW**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 31, 2021** as Auditor's File No. **202103310222**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **7427 SUNRISE ESTATE DRIVE, ANACORTES, WASHINGTON 98221**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, 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 **OCTOBER 02, 2025**.**FIRST AMERICAN TITLE INSURANCE COMPANY****REBECCA HIGLEY, VICE PRESIDENT**

POD: 20250929

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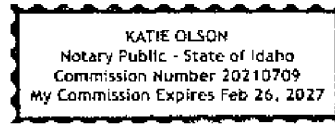
MIN: 100376303007278635
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 02, 2025**, before me, **KATIE OLSON**, 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.

Katie Olson

KATIE OLSON (COMMISSION EXP. 02/26/2027)
NOTARY PUBLIC



This document contains electronic signatures.