

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.: **1000322455**

RECORD 2ND



PARCEL NO. P124883

LEGAL DESCRIPTION: SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST; PTN. SW SE (AKA LOT 3, SHORT CARD PL-06-0108)

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 **FEBRUARY 04, 2022**, executed by **ANTHONY J DELUCA UNMARRIED, AS HIS SEPARATE ESTATE**, Trustor, to **GUARDIAN NORTHWEST TITLE**, 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 **FEBRUARY 11, 2022** as Auditor's File No. **202202110042**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **25473 MORFORD CT, SEDRO WOOLLEY, WASHINGTON 98284**

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 30, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20251027
NA8120114IM - LR - WA

Page 1 of 2



DOCUMENT 2 of 2

MIN: 100376303033235286
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **OCTOBER 30, 2025**, before me, **ASHLEY GITTINS**, personally appeared **TIPHANY JO WILLIAMS** 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.



ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)
NOTARY PUBLIC



This document contains electronic
signatures.