

UNO/AMERICAN
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.: 3476217245



PARCEL NO. P54676

LEGAL DESCRIPTION: **LOT(S): PTN 7-10 BLOCK: 17 VERNON HEIGHTS SECOND ADD SKAGIT**

THE UNDERSIGNED, **FIRST AMERICAN TITLE**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, the Trustee, under that certain Deed of Trust dated **MAY 03, 2021**, executed by **TIMOTHY R. ABBOTT, AN UNMARRIED MAN AND KEANA S. CRUSE, AN UNMARRIED WOMAN**, Trustor, to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR QUICKEEN LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 10, 2021** as Auditor's File No. **202105100004**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **403 E DIVISION ST, MOUNT VERNON, WASHINGTON 98274-3923**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR QUICKEEN LOANS, LLC, 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 **DECEMBER 01, 2025**.
FIRST AMERICAN TITLE

TAWNYA RAINES, VICE PRESIDENT

POD: 20251121
QL8040120IM - LR - WA

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MIN: 100039034762172452
MERS PHONE: 1-888-679-6377

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **DECEMBER 01, 2025**, before me, **TODD SLEIGHT**, personally appeared **TAWNYA RAINY** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN TITLE** 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.

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