

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.: 3562594522

*RECORD 2ND*



PARCEL NO. P124588; 4892-000-055-0000

LEGAL DESCRIPTION: LOT 55, SKAGIT HIGHLANDS DIV 3

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 12, 2024, executed by TRUDY K TRINH, AN UNMARRIED WOMAN AND NGUYEN C DANG AND KHA L BUI, 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 CMG MORTGAGE, INC. DBA CMG HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 12, 2024 as Auditor's File No. 202404120054, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 574 RUBY PEAK AVE, MOUNT VERNON, WASHINGTON 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, 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 03, 2025.  
FIRST AMERICAN TITLE INSURANCE COMPANY

  
SIERRA C. PREATOR, VICE PRESIDENT

POD: 20251120  
QL80401201M - LR - WA



STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On **DECEMBER 03, 2025**, before me, **KRISTIN H. CARL**, personally appeared **SIERRA C. PREATOR** 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.



**KRISTIN H. CARL** (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

