

202512290007

12/29/2025 09:17 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**  
COUNTY OF SKAGIT  
LOAN NO.: 3531808288



LEGAL DESCRIPTION: LOT NUMBER37, NOOKACHAMP HILLS PLANNEDUNIT DEVELOPMENT PHASE 1, VOL

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at 1 **FIRST AMERICAN WAY, SANTA ANA, CA 92707**, the Trustee, under that certain Deed of Trust dated **AUGUST 23, 2023**, executed by **ROBERT W. HYNDS AND KRISTA K. NICHOL-HYNDS, HUSBAND AND WIFE**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR ROCKET MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **AUGUST 28, 2023** as Auditor's File No. **202308280003**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **17147 TROUT DR, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR ROCKET MORTGAGE, 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 29, 2025**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20251219

QL80401201M - LR - WA



Page 1 of 2



MIN: 100039035318082889  
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **DECEMBER 29, 2025**, before me, **TODD SLEIGHT**, personally appeared **JEFFREY OSGOOD** 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.