

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.: 3562595942

PARCEL No. 4622-000-003-0002; P105699

LEGAL DESCRIPTION: LOT 3, CEDAR RIDGE ESTATES, DIV. 1

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 **MAY 19, 2024**, executed by **TERRI SIMPSON AND GARY S SIMPSON, A MARRIED COUPLE**, Trustor, to **LAND TITLE LAND TITLE AND ESCROW COMPANY AND ESCROW COMPANY**, 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 **MAY 22, 2024** as Auditor's File No. **202405220088**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **21359 EGRET PL, MOUNT VERNON, WASHINGTON 98274**

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 **JANUARY 06, 2026**.
FIRST AMERICAN TITLE INSURANCE COMPANY

KATIE OLSON, VICE PRESIDENT

POD: 20251229

QL80401201M - LR - WA



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MIN: 100072450010221321
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 06, 2026, before me, ADDISON RICE, personally appeared KATIE OLSON 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.



ADDISON RICE (COMMISSION EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic
signatures.