

WHEN RECORDED MAIL TO:  
**FIRST AMERICAN MORTGAGE SOLUTIONS**  
**1795 INTERNATIONAL WAY**  
**IDAHO FALLS, ID 83402**  
**PH. 208-528-9895**

## DEED OF RECONVEYANCE

**RECORD 2ND**



**WASHINGTON**  
**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*  
**KATIE OLSON, VICE PRESIDENT**

**POD: 20251229**

**QL8040120IM - LR - WA**



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**DOCUMENT 2 of 2**

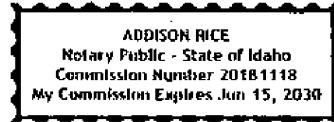
**MIN: 100072450010221321**  
**MERS PHONE: 1-888-679-6377**

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.