

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.: 0122894264

**RECORD 2ND**



**PARCEL NO. P118360**

**LEGAL DESCRIPTION: (0.2200 AC) SKAGIT ORCHARDS, LOT 18, ACRES 0.22**

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 **MARCH 04, 2021**, executed by **JOE T BAXLEY, AN UNMARRIED MAN**, Trustor, to **FIRST AMERICAN TITLE INSURAN**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 08, 2021** as Auditor's File No. **202103080059**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

**PROPERTY ADDRESS: 210 N 30TH ST, MOUNT VERNON, WASHINGTON 98273**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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 12, 2026**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20260102  
**FM8020113IM - LR - WA**



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**DOCUMENT 2 of 2**

**MIN: 100073001228942643**  
**MERS PHONE: 1-888-679-6377**

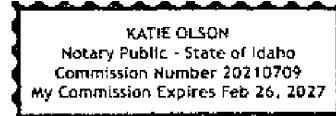
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **JANUARY 12, 2026**, before me, **KATIE OLSON**, personally appeared **TIPHANY JO WILLIAMS** 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.



**KATIE OLSON (COMMISSION EXP. 02/26/2027)**  
NOTARY PUBLIC



This document contains electronic signatures.