

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.: 0167276088

PARCEL NO. P56589

LEGAL DESCRIPTION: LOTS 1-4 AND PTN. LOT 5, BLOCK 3, BEALE'S MAPLE GROVE ADDITION TO ANACORTES  
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 AUGUST 08, 2024, executed by ERIK MANUEL SCHAEFFER AND SARAH ROSE SCHAEFFER, A MARRIED COUPLE, Trustor, to LAND TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 15, 2024 as Auditor's File No. 202408150033, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 3504 COMMERCIAL AVE A&B, ANACORTES, WASHINGTON 98221

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CROSSCOUNTRY 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 FEBRUARY 02, 2026.  
FIRST AMERICAN TITLE INSURANCE COMPANY

AMY COLVIN, VICE PRESIDENT

POD: 20260121

FM80201131M - LR - WA

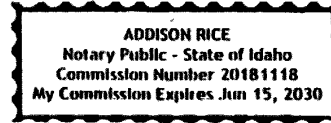


STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 02, 2026**, before me, **ADDISON RICE**, personally appeared **AMY COLVIN** 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.