

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.: 0147792394

PARCEL NO. P72168/4077-130-006-0009

LEGAL DESCRIPTION: PTN LT. 6, BLK 130, FIRST ADDN TO BURLINGTON

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 OCTOBER 07, 2022, executed by TIMOTHY GARRISON AND KAREN GARRISON, A MARRIED COUPLE, Trustor, to CHICAGO TITLE COMPANY OF WASHINGTON, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on OCTOBER 11, 2022 as Auditor's File No. 202210110084, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 880 S PINE ST, BURLINGTON, WASHINGTON 98233

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACADEMY 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 FEBRUARY 17, 2026.  
FIRST AMERICAN TITLE INSURANCE COMPANY

AMY COLVIN, VICE PRESIDENT

POD: 20260205

FM80201131M - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 17, 2026**, before me, **JEFFREY OSGOOD**, 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.



**JEFFREY OSGOOD (COMMISSION EXP. 05/25/2029)**  
NOTARY PUBLIC



This document contains electronic signatures.