

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.: 1001348403

PARCEL No. P100628

LEGAL DESCRIPTION: LOT 29, LITTLE MOUNTAIN ADDITION

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 APRIL 08, 2024, executed by CARMEN MARIA GARCIA AND JOSE MARIA GARCIA, A MARRIED COUPLE, Trustor, to GUARDIAN NORTHWEST TITLE COMPANY DBA GUARDIAN NORTHWEST TITLE & ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW AMERICAN FUNDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 10, 2024 as Auditor's File No. 202404100062, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1315 S 27TH ST, MOUNT VERNON, WASHINGTON 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEW AMERICAN FUNDING, 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 27, 2026.  
FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

POD: 20260224

NA8120114IM - LR - WA

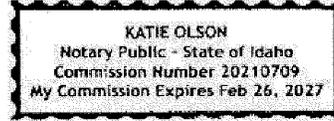


STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 27, 2026**, before me, **KATIE OLSON**, personally appeared **REBECCA HIGLEY** 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*

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



This document contains electronic signatures.