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03/16/2026 03:36 PM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

MAR 10 2026

Full Reconveyance

Date: ~~March 2, 2026~~
MIN: 100611800002065961
MERS Phone: 888-679-6377

Loan: 7184248305
Package: 82857953
Document: 8873995

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Trustee or successor Trustee, **First American Title Insurance Company**, under that certain Deed of Trust described below, having received from **Mortgage Electronic Registration Systems, Inc., as designated nominee for NATIONS DIRECT MORTGAGE, LLC, beneficiary of the security instrument, its successors and assigns** under 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, hereby does grant, bargain, sell and convey, but 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 below described premises by virtue of said Deed of Trust.

Borrowers: GARY E SIMMONS AND JANET A SIMMONS AS TRUSTEES OF THE GARY E & JANET A SIMMONS LIVING TRUST DATED MARCH 30, 2023

Original Nominee of the Beneficiary: **Mortgage Electronic Registration Systems, Inc., as designated nominee for NATIONS DIRECT MORTGAGE, LLC, beneficiary of the security instrument, its successors and assigns**

Original Trustee: **First American Title Insurance Company**

Loan Amount: **\$469,293.00**

Date of Deed of Trust: **December 2, 2024**

Date Recorded: **December 4, 2024**

Document Number: **202412040027**

Recorded in the official records of Skagit County, State of Washington

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 

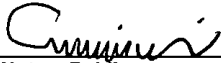
Kellie Cabrera, Vice President

State of Idaho
County of **Bonneville**



U08873995 MAR 10 2026

The foregoing instrument was acknowledged before me, a Notary Public, on ~~March 2, 2026~~ by **Kellie Cabrera, Vice President of FIRST AMERICAN TITLE INSURANCE COMPANY** on behalf of the corporation.



Addison Rice, Notary Public
Commission #: **20181118**
My Commission expires: **June 15, 2030**

Prepared By:
Akalya Mary-Davit
1427 ENERGY PARK DRIVE
ST. PAUL, MN 55108

