

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.: 2010047948

PARCEL No. P127146

LEGAL DESCRIPTION: LOT 40, SKAGIT HIGHLANDS DIVISION V (PHASE 2)

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 JANUARY 25, 2022, executed by JJ B SCHUTZA AND HEATHER A SCHUTZA, HUSBAND AND WGE, Trustor, to GUARDIAN NORTHWEST TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A HOMEFINITY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 31, 2022 as Auditor's File No. 202201310057, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 616 PANORAMA RDG, MOUNT VERNON, WASHINGTON 98273

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A HOMEFINITY, 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 MAY 04, 2026.

FIRST AMERICAN TITLE INSURANCE COMPANY

*Allison Kay Jones*

ALLISON KAY JONES, VICE PRESIDENT

POD: 20260423

SM8030119IM - LR - WA

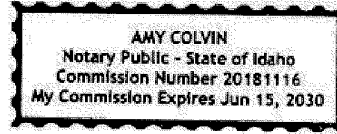


STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MAY 04, 2026, before me, AMY COLVIN, personally appeared ALLISON KAY JONES 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.



AMY COLVIN (COMMISSION EXP. 06/15/2030)  
NOTARY PUBLIC



This document contains electronic signatures.