

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.: 0160943288

PARCEL NO. P55445

LEGAL DESCRIPTION: LOTS 17 AND 18, BLK 81, 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 16, 2024, executed by JEFFREY T WOOTEN, AN UNMARRIED PERSON AND ALICIA M JOHNSON, AN UNMARRIED PERSON, Trustor, to SCOTT R. VALBY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CORNERSTONE HOME LENDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 20, 2024 as Auditor's File No. 202408200056, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1204 14TH ST, ANACORTES, WASHINGTON 98221

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CORNERSTONE HOME LENDING, 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 JUNE 05, 2026.  
FIRST AMERICAN TITLE INSURANCE COMPANY

DANIEL FRONGNER, VICE PRESIDENT

POD: 20260526

FM8020113IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JUNE 05, 2026, before me, JEFFREY OSGOOD, personally appeared DANIEL FRONGNER 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.