

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.: 1005749302

PARCEL NO. P113846

LEGAL DESCRIPTION: LOT 6, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I

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 SEPTEMBER 19, 2024, executed by MARCOS BEJAR RICO AND BRENDA L. ALANIS, A MARRIED COUPLE, Trustor, to FATICO, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING A DELAWARE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 24, 2024 as Auditor's File No. 202409240069, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 17116 BLACKBERRY CT, MOUNT VERNON, WA 98274

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING A DELAWARE 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 AUGUST 26, 2026.

FIRST AMERICAN TITLE INSURANCE COMPANY

ALLISON KAY JONES, VICE PRESIDENT

POD: 20260716

CL8020122IM - LR - WA



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MIN: 101322200000788599
MERS PHONE: 1-888-679-6377

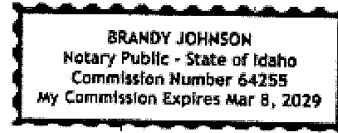
STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On **AUGUST 26, 2026**, before me, **BRANDY JOHNSON**, 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.



BRANDY JOHNSON (COMMISSION EXP. 03/08/2029)
NOTARY PUBLIC



This document contains electronic
signatures.