

202411180001

11/18/2024 08:34 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

DEED OF RECONVEYANCE

WASHINGTON

COUNTY OF SKAGIT

LOAN NO.: 0153256516



PARCEL NO. P69246; P69245

LEGAL DESCRIPTION: PARCEL A: ALL OF LOT 3, BLOCK 4, PLAT OF SIMILK BEACH AND PARCEL B: THE N. 15
FT OF LOT 2, BLK 4, SIMILK BCH

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, the Trustee, under that certain Deed of Trust dated DECEMBER 27, 2023, executed by CHRISTOPHER BURGESS, AN UNMARRIED PERSON, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 28, 2023 as Auditor's File No. 202312280013, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 13463 N GREEN ST, ANACORTES, WASHINGTON 98221

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, 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 NOVEMBER 18, 2024.
FIRST AMERICAN TITLE INSURANCE COMPANY

TRACY ALBERTSON, VICE PRESIDENT

POD: 20241108

FM8020113IM - LR - WA



Page 1 of 2



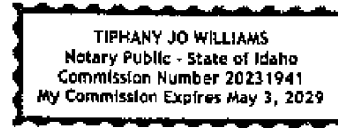
MIN: 100105630028685242
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **NOVEMBER 18, 2024**, before me, **TIPHANY JO WILLIAMS**, personally appeared **TRACY ALBERTSON** 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.

Tiffany Jo Williams

TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)
NOTARY PUBLIC



This document contains electronic signatures.