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07/11/2025 10:35 AM Pages: 1 of 2 Fees: $304.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

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.: **8043214900-A** PARCEL NO. **P127201**

LEGAL DESCRIPTION: **LOT 99, PLAT AT HIGHLANDS DIV 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 **APRIL 12, 2021**, executed by **RASCHAUD D. BYRD AND GUADALUPE L. BYRD, A MARRIED COUPLE**, Trustor, to **CHICAGO TITLE COMPANY OF WASHINGTON**, Original Trustee, for the benefit of **NAVY FEDERAL CREDIT UNION**, Original Beneficiary, and recorded on **MAY 05, 2022** as Auditor's File No. **202205050072**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **5485 BUCKHORN WAY, MOUNT VERNON, WA 98273**

WHEREAS, the Undersigned received from **NAVY FEDERAL CREDIT UNION**, 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 **JULY 11, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

Tiphany Jo Williams

TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JULY 11, 2025**, before me, **DAWN GROVER**, personally appeared **TIPHANY JO WILLIAMS** 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.

Dawn Grover

DAWN GROVER (COMMISSION EXP. 02/13/2027)
NOTARY PUBLIC

DAWN GROVER
Notary Public - State of Idaho
Commission Number 65061
My Commission Expires Feb 13, 2027

This document contains electronic signatures.

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