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08/19/2025 01:42 PM 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.: **0144347093** PARCEL NO. **P55572**

LEGAL DESCRIPTION: **LOTS 7 & 8, BLK 93, MAP OF THE CITY OF 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 **APRIL 22, 2022**, executed by **CANDICE NILSSON, AN UNMARRIED PERSON**, Trustor, to **ALDRIDGE PITE LLP**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 28, 2022** as Auditor's File No. **202204280090**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **1313 14TH ST, ANACORTES, WASHINGTON 98221**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., 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 19, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

Tiphany Jo Williams

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20250808
FM8020113IM - LR - WA

MIN: 100288202006394202
MERS PHONE: 1-888-679-6377

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

On **AUGUST 19, 2025**, before me, **KATIE OLSON**, 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.

Katie Olson

KATIE OLSON (COMMISSION EXP. 02/26/2027)
NOTARY PUBLIC

KATIE OLSON
Notary Public - State of Idaho
Commission Number 20210709
My Commission Expires Feb 26, 2027

This document contains electronic signatures.

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