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04/29/2026 08:36 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.: **0000006025360752** PARCEL NO. **6063-000-028-0000**

LEGAL DESCRIPTION: **LT 28, PLAT OF CASCADE HIGHLANDS - PHASE 1 & 3 - PL96-0058, REC NO. 201904190032**

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 **JUNE 12, 2025**, executed by **CHRISTOPHER THOMAS AND JESSICA THOMAS, A MARRIED COUPLE**, Trustor, to **CHICAGO TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JUNE 13, 2025** as Auditor's File No. **202506130036**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **20805 SINNES ROAD, MOUNT VERNON, WASHINGTON 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, 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 **APRIL 29, 2026**.

FIRST AMERICAN TITLE INSURANCE COMPANY

Tiphany Jo Williams

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20260417
KB8121723IM - LR - WA

MIN: 100065700003813354
MERS PHONE: 1-888-679-6377

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

On **APRIL 29, 2026**, before me, **TODD SLEIGHT**, 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.

TODD SLEIGHT (COMMISSION EXP. 03/24/2029)
NOTARY PUBLIC

TODD SLEIGHT
Notary Public - State of Idaho
Commission Number 20230818
My Commission Expires Mar 24, 2029

This document contains electronic signatures.

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