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07/02/2026 01:25 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**

PARCEL NO. **P110598**

LEGAL DESCRIPTION: **PTN SW 1/4 SW 1/4 SEC. 33, TWP 35 N., R 6 E. WILLAMETTE MERIDIAN, SKAGIT CO., WA**

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 **FEBRUARY 24, 2017**, executed by **CLINT A SHEARER**, Trustor, to **RECONTRUST COMPANY, N.A.**, Original Trustee, for the benefit of **BANK OF AMERICA, N.A.**, Original Beneficiary, and recorded on **MARCH 09, 2017** as Auditor's File No. **201703090059**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **26661 OLD DAY CREEK RD, SEDRO WOOLLEY, WASHINGTON 982847732**

WHEREAS, the Undersigned received from **BANK OF AMERICA, N.A.**, 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 02, 2026**.
FIRST AMERICAN TITLE INSURANCE COMPANY

REBECCA HIGLEY, VICE PRESIDENT

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

On **JULY 02, 2026**, before me, **ASHLEY GITTINS**, personally appeared **REBECCA HIGLEY** 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.

Ashley Gittins

ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)
NOTARY PUBLIC

ASHLEY GITTINS
Notary Public - State of Idaho
Commission Number 20190781
My Commission Expires Mar 29, 2031

This document contains electronic signatures.

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