

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.: 0441295991

RECORD 2ND



PARCEL No. P120324


LEGAL DESCRIPTION: LT. 19 SAUK MOUNTAIN VIEW ESTATES NORTH, WILDFLOWER, SKAGIT COUNTY, 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 MARCH 31, 2021, executed by ERIC MOSHER, A SINGLE MAN, Trustor, to BISHOP, WHITE, MARSHALL AND WEIBEL, PS, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GROVES CAPITAL, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 11, 2022 as Auditor's File No. 202202110029, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 1530 WILDFLOWER WAY, SEDRO WOOLLEY, WASHINGTON 98284

WHEREAS, the Undersigned received from ONSLOW BAY FINANCIAL LLC, 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 JUNE 24, 2024.

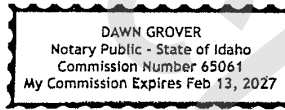
FIRST AMERICAN TITLE INSURANCE COMPANY


AMANDA HAYES, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JUNE 24, 2024, before me, DAWN GROVER, personally appeared AMANDA HAYES 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 (COMMISSION EXP. 02/13/2027)
NOTARY PUBLIC



POD: 20240613
FSS090112IM - LR - WA