

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.: 0033692815

*RECORD 2ND*



PARCEL No. P20462

LEGAL DESCRIPTION: PTN OF 17, 34-2E, W.M.; SE NW (AKA TRACT C Sp# 15-84)

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 **MAY 25, 2024**, executed by **DONALD C TIDRINGTON, ALSO APPEARING OF RECORD AS D. CHARLES TIDRINGTON AND AMIE L TIDRINGTON, ALSO SHOWN OF RECORD AS AMIE LOU TIDRINGTON, HUSBAND AND WIFE**, Trustor, to **LAND TITLE AND ESCROW COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **NEW AMERICAN FUNDING, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **JUNE 04, 2024** as Auditor's File No. **202406040021**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **7427 SUNRISE ESTATE DR, ANACORTES, WASHINGTON 98221**

WHEREAS, the Undersigned received from **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF CES LOAN TRUST**, 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 **DECEMBER 09, 2024**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

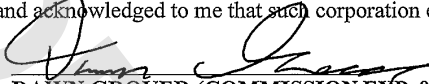
  
**DANIEL FRONGNER, VICE PRESIDENT**

POD: 20241126  
SP8100114IM - LR - WA  




STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On DECEMBER 09, 2024, before me, DAWN GROVER, personally appeared DANIEL FRONGNER 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

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