

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

*RECORD 2ND*



PARCEL NO. P45780

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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 **DECEMBER 09, 2016**, executed by **LEE THROSSEL AND VANESSA THROSSEL, HUSBAND AND WIFE**, Trustor, to **RECONTRUST COMPANY, N.A.**, Original Trustee, for the benefit of **BANK OF AMERICA, N.A.**, Original Beneficiary, and recorded on **DECEMBER 19, 2016** as Auditor's File No. **201612190060**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **6284 EMERALD LN, MARBLEMOUNT, WA 98267**

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 **APRIL 02, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**SEANA E ERIN MORIARTY, VICE PRESIDENT**

STATE OF **ARIZONA** COUNTY OF **MARICOPA** ) ss.

On **APRIL 02, 2021**, before me, **ANGELINA MILLIGAN**, Notary Public, personally appeared **SEANA E ERIN MORIARTY, VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.



**ANGELINA MILLIGAN (COMMISSION EXP. 11/15/2024)**  
NOTARY PUBLIC

POD: 20210326  
BA8050117IM - LR - WA



Attached to the Deed of Reconveyance dated April 02, 2021

BA8050117IM - 265059954 - THROSSEL

LEGAL DESCRIPTION

Tract 11 of Short Plat No. 510-80, labeled "Enchanted Woods, Div. I", approved October 16, 1980 and recorded October 20, 1980, under Auditor's File No. 8010200036, in Book 4 of Short Plats, pages 190 and 191, records of Skagit County, Washington; being a portion of the West ½ of Section 6, Township 35 North, Range 11 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain strip of land delineated both as Tract A and as "Emerald Lane" on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.