

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895

**SUBSTITUTION OF TRUSTEE**

WASHINGTON  
COUNTY OF SKAGIT

*RECORD 1ST*



PARCEL No. P61833

LEGAL DESCRIPTION: LOT (S): PTN LOT 3 ANACORTES SHORT PLAT NO. ANA-040-08-008 AND PTN LOT 19 ANACO BEACH

WHEREAS, the Undersigned, **BANK OF AMERICA, N.A.**, located at 100 NORTH TRYON STREET, CHARLOTTE, NC 28255, the Beneficiary of that certain Deed of Trust dated JULY 21, 2018, executed by SCOTT C LEDBETTER, SYLVIA R SEPULVEDA, SCOTT C. LEDBETTER TRUSTEE OF THE LEDBETTER FAMILY TRUST DATED JULY 30, 2004, AMENDED ON JUNE 24, 2010 AND ON DECEMBER 10, 2015, SYLVIA R. SEPULVEDA TRUSTEE OF THE LEDBETTER FAMILY TRUST DATED JULY 30, 2004, AMENDED ON JUNE 24, 2010 AND ON DECEMBER 10, 2015

, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **BANK OF AMERICA, N.A.**, Original Beneficiary, and recorded on AUGUST 30, 2018 as Auditors File No. 201808300041 in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **APRIL 28, 2021**.

**BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT**

  
ERIC FERGUSON, VICE PRESIDENT

POD: 20210420  
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Page 1 of 2



DOCUMENT 1 OF 2

Attached to the Substitution of Trustee dated April 28, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On APRIL 28, 2021, before me, B ROBERSON, Notary Public, personally appeared ERIC FERGUSON, VICE PRESIDENT of FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A., 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.

  
B ROBERSON (COMMISSION EXP. 12/02/2022)  
NOTARY PUBLIC

