

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 3, ANACORTES SHORT PLAT # ANA-04-008, LOT 17 & 18. ANACO BEACH, SKAGIT COUNTY, WA AND A PTN OF TRACT 3, PLATE 3, ANACORTES, SEC. 27, TWN 35 N, RANGE 1 E WM.

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 **OCTOBER 05, 2019**, executed by **SCOTT C. LEDBETTER AND SYLVIA R. SEPULVEDA, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE LEDBETTER FAMILY TRUST DATED JULY 30, 2004 AND AMENDED 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 **OCTOBER 15, 2019** as Auditors File No. **201910150096** 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 **MAY 12, 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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DOCUMENT 1 OF 2

Attached to the Substitution of Trustee dated May 12, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On MAY 12, 2021, before me, ROBERT NUNEVILLER, 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.



ROBERT NUNEVILLER (COMMISSION EXP. 07/17/2024)  
NOTARY PUBLIC

