

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. **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.

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 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 Auditor's File No. 201910150096, in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

PROPERTY ADDRESS: 4405 ANACO BEACH PL, ANACORTES, WA 98221

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 MAY 12, 2021.  
FIRST AMERICAN TITLE INSURANCE COMPANY

ARIEL GERARDO MORAN, VICE PRESIDENT

POD: 20210420  
BA8050117IM - LR - WA



Attached to the Deed of Reconveyance dated May 12, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On MAY 12, 2021, before me, MARIA PUNZO, Notary Public, personally appeared ARIEL GERARDO MORAN, 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.



MARIA PUNZO (COMMISSION EXP. 05/15/2021)  
NOTARY PUBLIC

