

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.: 2900155705

**RECORD 2ND**

PARCEL NO. P58816

LEGAL DESCRIPTION: SEATTLE SYNDICATE'S FIRST ADD LTS 13-14 BLK 7

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 **JANUARY 24, 2013**, executed by **WILLIAM M SHEPARD AND KAREN J SHEPARD, HUSBAND AND WIFE**, Trustor, to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, Original Trustee, for the benefit of **U.S. BANK NATIONAL ASSOCIATION ND**, Original Beneficiary, and recorded on **FEBRUARY 15, 2013** as Auditor's File No. **201302150091**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **3820 R AVE, ANACORTES, WA 98221**

WHEREAS, the Undersigned received from **U.S. BANK NATIONAL ASSOCIATION ND**, 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 **AUGUST 16, 2021**.**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**ERIC FERGUSON, VICE PRESIDENT**STATE OF **ARIZONA** COUNTY OF **MARICOPA** ) ss.

On **AUGUST 16, 2021**, before me, **ANGELINA MILLIGAN**, Notary Public, personally appeared **ERIC FERGUSON, 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: 20210802

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