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05/20/2025 08:33 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

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. 39820000080008

LEGAL DESCRIPTION: LOT 8, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIV No 11, VOLUME 9 OF PLATS, PAGES 84-85, SKAGIT COUNTY

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 **MARCH 27, 2013**, executed by **MALCOLM B MADENWALD, AND WENDY A GRAY, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY**, Trustor, to **RECON TRUST COMPANY, N.A.**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BANK OF AMERICA, N.A.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 08, 2013** as Auditor's File No. **201304080197**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **12978 SUNSET LANE, ANACORTES, WASHINGTON 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 20, 2025**.
FIRST AMERICAN TITLE INSURANCE COMPANY

JEFFREY OSGOOD, VICE PRESIDENT

POD: 20250512
BA8050117IM - LR - WA



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DOCUMENT 2 of 2

MIN: 100015700086984925
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MAY 20, 2025, before me, TIPHANY JO WILLIAMS, personally appeared JEFFREY OSGOOD known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



TIPHANY JO WILLIAMS (COMMISSION EXP. 05/03/2029)
NOTARY PUBLIC



This document contains electronic
signatures.