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08/11/2020 10:19 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

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



PARCEL NO. **P64028**

LEGAL DESCRIPTION: **LOTS 7 AND 8, PLAT OF CAVANAWOOD SUBDIVISION NO. 1**

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, the Trustee, under that certain Deed of Trust dated **AUGUST 04, 2016**, executed by **ROBERT S LEDFORD AND JULIE R LEDFORD, HUSBAND AND WIFE**, Trustor, to **FIRST AMERICAN TITLE**, 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 **AUGUST 05, 2016** as Auditor's File No. **201608050088**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **35148 NORTH SHORE DRIVE, MOUNT VERNON, WA 98274**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR BANK OF AMERICA, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 06, 2020**.
FIRST AMERICAN TITLE INSURANCE COMPANY


ARIEL GERARDO MORAN, VICE PRESIDENT

POD: 20200707
BA8050117IM - LR - WA




MIN: 100011171060063694
MERS PHONE: 1-888-679-6377

Attached to the Deed of Reconveyance dated August 06, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On AUGUST 06, 2020, 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

