

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. **P34500**

LEGAL DESCRIPTION: **PTN. GL 4, 19-35-3 E (AKA LOT 1, SP 32-87)**

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 12, 2013**, executed by **ROY L BROADGATE, AND HERLINDA M BROADGATE, HUSBAND AND WIFE**, Trustor, to **RECONTRUST 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 **MARCH 19, 2013** as Auditor's File No. **201303190055**, in the Records of the County Auditor's Office for **SKAGIT** County, State of **WASHINGTON**.

PROPERTY ADDRESS: **9909 BAYVIEW EDISON RD, BOW, WASHINGTON 98232-8243**

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 **FEBRUARY 26, 2024**.  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**JEFFREY OSGOOD, VICE PRESIDENT**

POD: 20240215  
BA8050117IM - LR - WA



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On FEBRUARY 26, 2024, before me, CAMILLE DU PAR, 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.



CAMILLE DU PAR (COMMISSION EXP. 07/15/2026)  
NOTARY PUBLIC



This document contains electronic signatures.