



201112190035

Skagit County Auditor

When recorded mail to:

CoreLogic

450 E. Boundary St.

Chapin, SC 29036

12/19/2011 Page

1 of

1 11:02AM

This space for Recorder's use



Case Nbr: 16600438

Ref Number: 85832707

Tax ID: P121006

12/26/2011

Property Address:

3518 MARION WAY

ANACORTES, WA 98221-3250

WA0-R-ST 16600438

12/13/2011

Recording Requested By:

UNITED SERVICES AUTOMOBILE

Prepared By:

Debora C. Cox

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

USAA FEDERAL SAVINGS BANK, the present beneficiary for the Deed of Trust described below, does hereby substitute **FIRST AMERICAN TITLE INSURANCE COMPANY** as Trustee under said Deed of Trust in place of **SOCIUS LAW GROUP, P.L.L.C.**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Lender: **USAA FEDERAL SAVINGS BANK("USAA FSB")**Made By: **DENNIS S. MCCARTHY AND MAGDALEN A. MCCARTHY,  
HUSBAND AND WIFE**Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**Date of Deed of Trust: **11/23/2009**Loan Amount: **\$30,700.00**

Recorded in Skagit County, WA on: 12/14/2009, book N/A, page N/A and instrument number  
**200912140066**

Property Legal Description:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 35, "CEDAR GLEN PLAT PHASE II", RECORDED NOVEMBER 13, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200311130098. APN: P121006**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12-13-11

**USAA FEDERAL SAVINGS BANK****FIRST AMERICAN TITLE INSURANCE  
COMPANY**By: 

Debra Shealy, Vice President

State of SC, County of Lexington

By: 

Ronald E. Rooney, Authorized Signatory

The foregoing instrument was acknowledged before me, a Notary Public, on 12-13-11 by **Debra Shealy, Vice President of USAA FEDERAL SAVINGS BANK and Ronald E. Rooney, Authorized Signatory of FIRST AMERICAN TITLE INSURANCE COMPANY** on behalf of the corporation(s).

  
Notary Public**PEGGY D WILLIAMS**

Notary Public

State of South Carolina

My Commission Expires 02/17/2015