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201203060013
Skagit County Auditor

3/6/2012 Page 1 of 2 9:52AM

This space for Recorder's use



Case Nbr: 17549498
Ref Number: 81003105
Tax ID: 340217-0-013-0004
3/13/2012
Property Address:
14715 GIBRALTER RD
ANACORTES, WA 98221
WA0-R-ST 17549498 2/29/2012

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 BETTS, PATTERSON AND MINES, P.S..

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: JAMES H. KEATING AND BETTY J. KEATING, HUSBAND AND WIFE
Original Trustee: BETTS, PATTERSON AND MINES, P.S.
Date of Deed of Trust: 2/7/2002
Loan Amount: \$50,000.00

Recorded in Skagit County, WA on: 2/19/2002, book N/A, page N/A and instrument number 200202190139

Property Legal Description:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: LOTS 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25 AND 26, IN VACATED BLOCK 49, OF "PLAT OF THE TOWNSITE OF GIBALTAR SKAGIT COUNTY, WASHINGTON, U.S.A.", TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK AND TOGETHER WITH SUCH PORTIONS OF THE VACATED NORTH 1/2 OF GEORGE STREET AND THE NORTHERLY 1/2 OF MILLER STREET, AS VACATED BY ORDER OF THE COUNTY COMMISSIONERS ON JULY 3, 1929, VOLUME 13 OF COMMISSIONERS RECORDS, PAGE 449, AS UPON VACATION REVERSED OF SAID PREMISES BY OPERATION OF LAW. EXCEPT COUNTY ROADS, AND EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 8 OF "PLAT OF QUAKER COVE" AS PER PLAT RECORDED IN VOLUME 6 OF "PLATS, PAGES 37, RECORDS OF SKAGIT COUNTY; THENCE EAST ALONG THE PROJECTION OF THE SOUTH LINE OF SAID TRACT TO THE WESTERLY LINE OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE EAST MARGIN OF SAID "PLAT OF QUAKER COVE", THENCE NORTH ALONG SAID EAST MARGIN TO THE POINT OF BEGINNING. ALSO LOTS 1, 2, 3 AND 4, IN BLOCK 51, OF "PLAT OF THE TOWNSITE OF GIBALTAR, SKAGIT COUNTY, WASHINGTON, U.S.A", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, EXCEPT THAT PORTION OF SAID PREMISES, IF ANY LYING BELOW THE MEANDER LINE OR BELOW THE LINE OF MEAN HIGH TIDE, WHICHEVER IS THE FARTHEST OUT, OR WITHIN REVERSIONARY RIGHT OYSTER LANDS CONVEYED BY THE STATE OF WASHINGTON MARY ELSTERIT, BY DEED DATED AUGUST 26, 1929, AND RECORDED IN VOLUME 152 OF DEEDS AT PAGE 21. ALSO THAT PORTION OF A TRACT MARKED AS "RESERVED NO. 2", ON THE "PLAT OF QUAKER COVE", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 37 RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A PIPE ON THE EAST LINE OF SAID TRACT LOCATED APPROXIMATELY IN THE CENTER LINE OF GEORGIA STREET, FROM WHICH A CONTINUATION OF THE EASTERLY LINE OF SAID TRACT RUNS SOUTH 24 DEGREES 52' EAST; THENCE WEST 58.59 FEET TO ANOTHER PIPE AS SHOWN ON SAID PLAT, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 84.68 FEET TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID COUNTY HIGHWAY TO A POINT WEST OF THE TRUE PORTION OF BEGINNING;

THENCE EAST TO THE TRUE POINT OF BEGINNING. BEING THE SAME PARCEL CONVEYED TO JAMES H. KEATING AND BETTY J. KEATING FROM CHARLES R. MACDONALD AND DOROTHY S. MACDONALD BY VIRTUE OF A DEED DATED 4/21/86 RECORDED 4/25/86 IN DEED BOOK 681947 IN SKAGIT COUNTY, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/1/12

USAA FEDERAL SAVINGS BANK

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Frances Y. King
Frances Y. King, Vice President
State of SC, County of Lexington

By: Ronald E. Rooney
Ronald E. Rooney, Authorized Signatory

The foregoing instrument was acknowledged before me, a Notary Public, on 3-1-12 by Frances Y. King, 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).

Kashunda Perry
Notary Public

Kashunda Perry
Notary Public
South Carolina
My Commission Expires 10-01-14



201203060013
Skagit County Auditor