



201204230111
Skagit County Auditor

4/23/2012 Page 1 of 2 9:24AM

When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 18129884
Ref Number: 8010879511
Tax ID: 340325-0-052-0005/340325-4/30/2012
Property Address:
16660 DIKE ROAD
MOUNT VERNON, WA 98273
WA0-R-ST 18129884 4/13/2012

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Debora C. Cox
888-603-9011
450 E. Boundary St.
Chapin, SC 29036

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 LAND TITLE COMPANY OF SKAGIT COUNTY.

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: NAVY FEDERAL CREDIT UNION
Made By: ROGER W MERCER, AND, BERTHA MERCER, HUSBAND AND WIFE
Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY
Date of Deed of Trust: 9/4/2003
Loan Amount: \$146,800.00

Recorded in Skagit County, WA on: 9/26/2003, book N/A, page N/A and instrument number 200309260248

Property Legal Description:

PROPERTY ADDRESS: 16660 DIKE ROAD MOUNT VERNON, WA 98273 PARCEL "A" THAT PORTION OF THE NORTH 285.9 FEET OF GOVERNMENT LOT 5 IN SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE "NEW" COUNTY ROAD AS CONVEYED BY DEED DATED DECEMBER 13, 1946, AND RECORDED JANUARY 9, 1974 UNDER AUDITOR'S FILE NO. 399826, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT THAT IS 200 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE, 200 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF SAID NEW COUNTY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE 140 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 5, TO A POINT THAT IS DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING; ALSO, EXCEPT A RIGHT-OF-WAY FOR DIKE PURPOSES FOR THE CONSTRUCTION, USE AND MAINTENCE OF A DIKE AS CONDEMNED BY DIKING DISTRICT NO.3 OF SKAGIT COUNTY IN SUPERIOR COURT CAUSE NO. 2982; ALSO, EXCEPT THAT PORTION CONVEYED TO DIKING DISTRICT NO. 3 BY DEED RECORDED MARCH 21, 1922 UNDER AUDITOR'S FILE NO. 155208. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B" THAT PORTION OF THE FOLLOWING DESCRIBED TRACT, LYING SOUTHERLY OF AN EXISTING FENCE RUNNING IN AN EASTERLY AND WESTERLY DIRECTION APPROXIMATELY 17 FEET NORTH OF THE SOUTH LINE THEREOF; THAT PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 WITH THE WESTERLY LINE OF THE NEW COUNTY ROAD AS NOW SURVEYED, THE CENTERLINE OF WHICH IS 800.56 FEET WEST OF THE SOUTHEAST CORNER OF LOT 4; THENCE NORTHEASTERLY ALONG SAID COUNTY ROAD 500 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO GENE SCOTT; THENCE NORTH 68 40' WEST ALONG THE LINE OF A FENCE AS NOW CONSTRUCTED, TO THE DIKE RIGHT-OF-WAY OF DIKE DISTRICT NO. 3 ALONG THE SKAGIT RIVER, THENCE SOUTHERLY ALONG SAID DIKE RIGHT-OF-WAY TO THE SOUTH LINE OF LOT 4; THENCE EAST TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/13/12

NAVY FEDERAL CREDIT UNION

FIRST AMERICAN TITLE INSURANCE COMPANY

By: [Signature]
Jana Pope, Authorized Agent
State of SC, County of Lexington

By: [Signature]
Ronald E. Rooney, Authorized Signatory

The foregoing instrument was acknowledged before me, a Notary Public, on 4/13/12 by Jana Pope, Authorized Agent of NAVY FEDERAL CREDIT UNION and Ronald E. Rooney, Authorized Signatory of FIRST AMERICAN TITLE INSURANCE COMPANY on behalf of the corporation(s).

[Signature]
Notary Public: Tamara Ann Schaible
My Commission Expires: 3/3/2018

TAMARA ANN SCHAIBLE
Notary Public
State of South Carolina
My Commission Expires 03/03/2018



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Skagit County Auditor