



201205290175

Skagit County Auditor

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When recorded mail to:

CoreLogic
450 E. Boundary St.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 18484757
Ref Number: 84015882
Tax ID: 340433-3-004-0502
5/29/2012
Property Address:
17939 VALLEY RIDGE LN
MOUNT VERNON, WA 98274
WA0-R-ST 18484757 5/23/2012

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 Nationwide Trustee Services, Inc. as Trustee under said Deed of Trust in place of SOCIUS LAW GROUP, P.L.L.C..

Nationwide Trustee Services, Inc., 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: JOHN F. SHEPARD, JR. AND KIMBERLY W. SHEPARD, HUSBAND AND WIFE
Original Trustee: SOCIUS LAW GROUP, P.L.L.C.
Date of Deed of Trust: 6/21/2006
Loan Amount: \$350,000.00

Recorded in Skagit County, WA on: 7/12/2006, book N/A, page N/A and instrument number 200607120048

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY IN COUNTY OF SKAGIT, STATE OF WASHINGTON:
LOT 2, SKAGIT COUNTY SHORT, ACCORDING TO PLAT THEREOF RECORDED, RECORDS OF
SKAGIT COUNTY, WASHINGTON. PROPERTY ADDRESS: 17939 VALLEY RIDGE LN PARCEL
ID: 340433-3-004-0502

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/23/2012

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc.

By: _____

Angela Venner, Vice President

State of SC, County of Lexington

By: _____

Jana Pope, Vice President

On this 23 day of May, 2012 before me personally appeared **Angela Venner, Vice President of USAA FEDERAL SAVINGS BANK** and **Jana Pope, Vice President of Nationwide Trustee Services, Inc.** who provided satisfactory evidence of their identification to be the persons whose names are subscribed to this instrument, and they acknowledged that they executed the foregoing instrument.



Notary Public: **Michelle B. Wymer**
Newberry County, South Carolina
My Commission Expires: 7/24/2017

MICHELLE B. WYMER
Notary Public
State of South Carolina
My Commission Expires 07/24/2017



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