



201206130035
Skagit County Auditor

6/13/2012 Page 1 of 2 12:35PM

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

This space for Recorder's use



Case Nbr: 18789870
Ref Number: 96473102595859
Tax ID: 3949-000-033-0009
6/17/2012
Property Address:
Madrona Ests Unit 33
Cypress Island, WA 98221
WA0-R-ST 18789870 6/12/2012

Recording Requested By:
Key Bank National Association

Prepared By:
Debora C. Cox
888-603-9011
450 E. Boundary St.
Chapin, SC 29036

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KEYBANK NATIONAL ASSOCIATION, 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 **FIRST AMERICAN TITLE INSURANCE COMPANY**.

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: **KEYBANK NATIONAL ASSOCIATION**
Made By: **JENNIFER P. TODD, MARRIED MICHAEL D. TODD, MARRIED
MATTHEW W. ALLEN, MARRIED ALLISON M. A. ALLEN,
MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **10/5/2010**
Loan Amount: **\$143,000.00**

Recorded in Skagit County, WA on: 10/27/2010, book N/A, page N/A and instrument number 201010270047

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 33, MADRONA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON. 1. PROVISIONS IN THE DEDICATION OF SAID PLAT, AS FOLLOWS: IN LIEU OF DEDICATION OF ROADS AND BEACH ACROSS TO THE PUBLIC TRACTS A AND B OF THIS PLAT WILL BE CONVEYED TO MADRONA COMMUNITY, INC., A WASHINGTON CORPORATION, WHICH IS A NON-PROFIT CORPORATION WHOSE MEMBERSHIP IS RESTRICTED TO PERSONS, FIRMS, OR CORPORATIONS OWING PROPERTY THIS PLAT. MEMBERSHIP WILL BE REQUIRED OF EACH PURCHASER OF PROPERTY IN THIS SUBDIVISION. USE OF TRACT MENTIONED WILL BE REGULATED BY THE CORPORATION. 2. RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE GRADING OF STREETS AS SET FORTH IN DEED: RECORDED: OCTOBER 16, 1989 AUDITOR'S NO.: 8910160142 AND 8910160145, RECORDS OF SKAGIT COUNTY, WA 3. RESTRICTION CONTAINED IN DEED: FROM: JOHN M. DKIDDER AND CELESTE M. KIDDER, HUSBAND AND WIFE RECORDED: OCTOBER 16, 1989 AUDITOR'S NO.: 8910160142 AND 8910160145, RECORDS OF SKAGIT COUNTY, WA AS FOLLOWS: RESTRICTION THAT OTHERS THAN EXISTING OLD GROWTH TIMBER, NO TREES OR HORTICULTURAL GROWTHS WILL BE ALLOWED TO GROW IN EXCESS OF TEN FEET (10') ABOVE GROUND LEVEL. 4. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. 5. ANY QUESTION OF LOCATION, BOUNDARY OR AREA RELATED TO STRAWBERRY BAY, INCLUDING, BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT. 6. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION(S) OF RESTRICTION, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY LAW: RECORDED:

MARCH 10, 2005 AUDITOR'S NO(S): 200503100141, RECORDS OF SKAGIT COUNTY, WASHINGTON. 7.DUES, CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY MADRONA COMMUNITY, INC., ABBRV LEGAL: LOT 33, MADRONA ESTATES. TAX ID#: 3949-000-033-0009

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/12/2012**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc.

By: _____

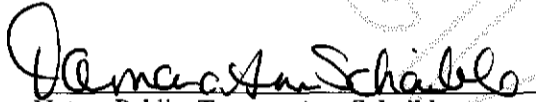
Jana Pope, Authorized Signor

State of SC, County of Lexington

By: _____

Ronald E. Rooney, Vice President

On this **12 day of June, 2012** before me personally appeared **Jana Pope, Authorized Signor of KEYBANK NATIONAL ASSOCIATION** and **Ronald E. Rooney, 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: **Tamara Ann Schaible**
Richland County, South Carolina
My Commission Expires: **3/3/2018**

TAMARA ANN SCHAIBLE
Notary Public
State of South Carolina
My Commission Expires **03/3/2018**



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Skagit County Auditor