



201207050029
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: 19063612
Ref Number: 1009364694
Tax ID: 34023620040107
8/9/2012
Property Address:
17545 SNEE OOSH RD
LA CONNER, WA 98257

Recording Requested By:
One West Bank
Prepared By:
Casey Williams
888-603-9011
450 E. Boundary St.
Chapin, SC 29036

MIN #: 100055401252808540

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONEWEST BANK, FSB, 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 **PACIFIC NORTHWEST TITLE INSURANCE CO., INC.**

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: **INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK**
Made By: **MARK SCHORNACK AND PAIGE WATSON-SCHORNACK HUSBAND AND WIFE**
Original Trustee: **PACIFIC NORTHWEST TITLE INSURANCE CO., INC.**
Date of Deed of Trust: **2/15/2007**
Loan Amount: **\$244,000.00**

Recorded in Skagit County, WA on: 2/21/2007, book N/A, page N/A and instrument number 200702210085

Property Legal Description:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT SNEE-OOSH ROAD, EXCEPT THE WEST 100 FEET OF THE SOUTH 250 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, LYING NORTH OF THE COUNTY ROAD RUNNING ALONG THE SOUTH LINE OF SAID SUBDIVISION, AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SIDE OF THE COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH LINE OF SAID SUBDIVISION 100 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH, PARALLEL TO SAID WEST LINE, 105 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 124 FEET; THENCE SOUTH TO THE NORTH LINE OF THE SAID COUNTY ROAD RIGHT OF WAY; THENCE WEST, ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE SNEE-OOSH ROAD; THENCE NORTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 299 FEET; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 78 FEET; THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 74 FEET; THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 48 FEET; THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 225 FEET TO THE NORTH LINE OF THE SNEE-OOSH ROAD; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SIDE OF THE COUNTY ROAD RIGHT OF WAY (SNEE-OOSH ROAD) ALONG THE SOUTH LINE OF SAID SUBDIVISION 100.00 FEET EAST (AS MEASURED PERPENDICULAR) OF THE WEST LINE THEREOF, BEING THE SOUTHWEST CORNER OF

UNRECORDED

THAT CERTAIN PARCEL CONVEYED TO PAIGE M. WATSON, A SINGLE WOMAN, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9508110094; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, ALONG THE WEST LINE OF SAID WATSON PARCEL FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER THEREOF AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH SAID WEST LINE OF THE SUBDIVISION FOR A DISTANCE OF 145.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO HENRY T. BJORKLUND AND EMMA BJORKLUND BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 513490; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (ALSO BEING PARALLEL WITH SAID SNEE-OOSH ROAD, WHICH IS CENTERED ALONG SAID SOUTH LINE) FOR A DISTANCE OF 58.00 FEET; THENCE SOUTH, PARALLEL WITH SAID WEST LINE OF THE SUBDIVISION FOR A DISTANCE OF 145.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID WATSON PARCEL; THENCE WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 58.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AND ALSO EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SIDE OF THE COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH LINE OF SAID SUBDIVISION 100 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH PARALLEL WITH SAID WEST LINE 105 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID SUBDIVISION 124 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH TO THE NORTH LINE OF THE SAID COUNTY ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 10 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 105 FEET; THENCE WEST TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this document to be executed on 6-27-12

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR ONEWEST BANK, FSB

By: [Signature]

Bart Lerud, Assistant Secretary

State of MI, County of Kalamazoo

On 6-27-12, before me, Becky G Colyer, a Notary Public, personally appeared Bart Lerud, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONEWEST BANK, FSB personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]
Notary Public: Becky G Colyer
My Commission Expires: 7-10-14

BECKY G. COLYER
Notary Public - Michigan
Kalamazoo County
My Commission Expires July 10, 2014
Acting in the County of Kalamazoo

Nationwide Trustee Services, Inc., the present trustee under the Deed of Trust described above, 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 above.



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IN WITNESS WHEREOF, the undersigned has caused this document to be executed on

6/28/12

Nationwide Trustee Services, Inc.

By:

Frances Y. King
Frances Y. King, Vice President

State of SC, County of Lexington

On 6-28-12, before the undersigned Notary Public, personally appeared **Frances Y. King, Vice President of Nationwide Trustee Services, Inc.** personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Renee R. West
Notary Public

RENEE' R. WEST
Notary Public
State of South Carolina
My Commission Expires 08/3/2016



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