



201303180095  
Skagit County Auditor

3/18/2013 Page 1 of 2 9:49AM

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

This space for Recorder's use



Case Nbr: 23548835  
Ref Number: 0596783328  
Tax ID: P19248  
3/20/2013  
Property Address:  
5593 Campbell Lake Rd  
Anacortes, WA 98221-8468  
WA0-R-ST 23548835 3/8/2013

Recording Requested By:  
Nationstar Mortgage, LLC  
Prepared By:  
Debora C. Cox  
888-603-9011  
450 E. Boundary St.  
Chapin, SC 29036

MIN #: 1002422-0080422011-1 MERS Phone #: 888-679-6377

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR RMC VANGUARD MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION as Trustee under said Deed of Trust in place of THOMAS E. BLACK, JR..

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION, 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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR RMC VANGUARD MORTGAGE CORPORATION

Made By: JANINE BABICH AND WILLIAM LEE CONRY, WIFE AND HUSBAND

Original Trustee: THOMAS E. BLACK, JR.

Date of Deed of Trust: 8/1/2008

Loan Amount: \$263,200.00

Certificate of Title Number: ABSTRACT LAND

Recorded in Skagit County, WA on: 8/5/2008, book N/A, page N/A and instrument number 200808050059

Property Legal Description:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE EAST 21 RODS; THENCE SOUTH 80 RODS, MORE OR LESS, TO THE SHORELINE OF LAKE CAMPBELL; THENCE WESTERLY ALONG SAID SHORELINE TO THE WEST LINE OF SAID GOVERNMENT LOT; THENCE NORTH TO THE POINT OF BEGINNING, THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET SOUTH AND 346.5 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL B AS CONVEYED TO HARRY HAUGLAND AND RUTH J. HAUGLAND, HUSBAND AND WIFE, IN DEED RECORDED MAY 23, 1968, UNDER AUDITOR'S FILE NO. 713954, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST 15.3 FEET, MORE OR LESS, TO AN EXISTING NORTH-SOUTH FENCE LINE; THENCE SOUTHERLY ALONG SAID EXISTING FENCELINE, A DISTANCE OF 312.7 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY OF CAMPBELL LAKE ROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 21.2 FEET, MORE OR LESS, TO A POINT 346.5 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH TO THE POINT OF BEGINNING. EXCEPT A TRACT CONVEYED TO MARTHA A. GILES, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64 RODS, SOUTH OF THE CENTER OF SAID SECTION; THENCE EAST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE NORTH 208.71 FEET TO THE POINT OF BEGINNING. EXCEPT FROM ANY OF THE ABOVE DESCRIBED PARCEL, ALL ROADS AND/OR COUNTY RIGHT OF WAY; AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTH OF CAMPBELL LAKE ROAD; EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID LOT 4

SOUTH 0 DEGREES 24'26" WEST, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON SAID WEST LINE SOUTH 0 DEGREES 24'26" WEST, A DISTANCE OF 320.84 FEET TO THE NORTH RIGHT OF WAY OF LAKE CAMPBELL ROAD; THENCE EAST ON THE NORTH RIGHT-OF-WAY OF LAKE CAMPBELL ROAD ON A NON-TANGENT CURVE TO THE LEFT, WHICH CURVE'S CORD BEARS SOUTH 89 DEGREES 09'12" EAST, THROUGH A CENTRAL ANGLE OF 1 DEGREE 07'33", HAVING A RADIUS OF 2,334.30 FEET, A DISTANCE OF 45.87 FEET TO THE INTERSECTION OF THE RIGHT-OF-WAY AND AN EXISTING WIRE FENCE LINE EXTENDED SOUTH TO THE NORTH RIGHT-OF-WAY OF LAKE CAMPBELL ROAD; THENCE NORTH ALONG THE EXISTING WIRE FENCE LINE NORTH 0 DEGREES 17'31" WEST, A DISTANCE OF 322.47 FEET; THENCE NORTH 86 DEGREES 55'50" WEST, A DISTANCE OF 41.84 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID LOT 4 SOUTH 0 DEGREES 24'26" WEST, A DISTANCE OF 466.00 FEET; THENCE SOUTH 89 DEGREES 35'34" EAST TO THE NORTH EXTENSION OF AN EXISTING WIRE FENCE LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ON SAID FENCE LINE SOUTH 0 DEGREES 07'12" EAST, A DISTANCE OF 175.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON SAID FENCE LINE SOUTH 0 DEGREES 07'12" EAST, A DISTANCE OF 20.38 FEET; THENCE SOUTH 86 DEGREES 55'50" EAST, A DISTANCE OF 279.66 FEET; THENCE SOUTH 89 DEGREES 47'53" EAST, A DISTANCE OF 40.22 FEET; THENCE NORTH 0 DEGREES 45'31" WEST, A DISTANCE OF 20.39 FEET; THENCE NORTH 87 DEGREES 17'28" WEST, A DISTANCE OF 319.29 FEET TO THE TRUE POINT OF BEGINNING. (SAID PARCEL ALSO KNOWN AS LOT A OF THAT BOUNDARY LINE ADJUSTMENT, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200805200121.) 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 3/8/13

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS NOMINEE FOR RMC VANGUARD  
MORTGAGE CORPORATION, ITS  
SUCCESSORS AND/OR ASSIGNS

NATIONWIDE TRUSTEE SERVICES, INC., A  
WASHINGTON CORPORATION

By: Frances Y. King  
Frances Y. King, Assistant Secretary

By: Laurel W. Keen  
Laurel W. Keen, Vice President

State of SC, County of Lexington

On this 3/8/13 before me personally appeared Frances Y. King, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR RMC VANGUARD MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS and Laurel W. Keen, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION 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.

Vanessa P. Burkett  
Notary Public: Vanessa P. Burkett  
Richland County, South Carolina  
My Commission Expires: 10/10/2016

VANESSA P. BURKETT  
Notary Public  
State of South Carolina  
My Commission Expires 10/10/2016



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Skagit County Auditor