



201305200087

Skagit County Auditor

\$87.00

5/20/2013 Page

1 of

2 9:22AM

When recorded mail to:

CoreLogic
450 E. Boundary St.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 22941838
Ref Number: 1011386123
Tax ID: 4530-000-031-0012,P83884
2/25/2013
Property Address:
18345 OSPREY CT
MOUNT VERNON, WA 98274

WA0-R-ST 22941838 5/2/2013

Recording Requested By:

One West Bank

Prepared By:

Debora C. Cox

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

MIN #: 100817101296728188

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., A WASHINGTON CORPORATION as Trustee under said Deed of Trust in place of CHICAGO TITLE INSURANCE CO..

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., AS
NOMINEE FOR ONEWEST BANK, FSB, A FEDERALLY
CHARTERED SAVINGS BANK

Made By: LYLE JOHNSON AND HEATHER JOHNSON, HUSBAND AND WIFE

Original Trustee: CHICAGO TITLE INSURANCE CO.

Date of Deed of Trust: 5/15/2009

Loan Amount: \$305,000.00

Recorded in Skagit County, WA on: 6/5/2009, book N/A, page N/A and instrument number 200906050093

Property Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: LOT 31, "PLAT OF CASCADE RIDGE P.U.D", AS PER PLAT OF RECORDED IN VOLUME 14 OF PLATS, PAGE 112 TO 121, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF "OPEN SPACE" AS SHOWN ON THE FACE OF SAID "PLAT OF CASCADE RIDGE P.U.D", LYING NORTHERLY OF THE NORTH MARGIN OF CASCADE RIDGE DRIVE, AND EASTERLY OF AND CONTIGUOUS TO THE EAST LINE OF LOT 31 OF SAID CASCADE RIDGE P.U.D TO THE EAST PLAT BOUNDARY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 31, THENCE SOUTH 58 DEGREES 38'01" EAST 119.71 FEET ON A SOUTHEASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 31 TO THE EAST PLAT BOUNDARY AND TERMINUS OF SAID LINE. THE GRANTOR(S) RESERVE AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE SOUTHERLY 85 FEET OF THE AS DESCRIBED PROPERTY. PARCEL ID: 4530-000-031-0012, P83884 COMMONLY KNOWN AS 18345 OSPREY CT, MOUNT VERNON, WA 98274 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED.

IN WITNESS WHEREOF, the undersigned has caused this document to be executed on 5-2-2013

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

By: [Signature]
Bart Lerud, Assistant Secretary

State of **MI**, County of **Kalamazoo**

On May 2, 2013, before me, **Lisa Singleton**, 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: **Lisa Singleton**
My Commission Expires: **12/30/2013**

LISA SINGLETON
Notary Public - Michigan
Kalamazoo County
My Commission Expires Dec 30, 2013
Acting in the County of Kalamazoo

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION, 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.

IN WITNESS WHEREOF, the undersigned has caused this document to be executed on 5-8-13

**NATIONWIDE TRUSTEE SERVICES, INC., A
WASHINGTON CORPORATION**

By: [Signature]
Laurel W. Keen, Vice President

State of **SC**, County of **Lexington**

On 5-8-13, before the undersigned Notary Public, personally appeared **Laurel W. Keen, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION** 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

JAMES B. KRIMM
Notary Public
State of South Carolina
My Commission Expires 12/1/2021



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