



201307230047

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

Skagit County Auditor \$87.00
7/23/2013 Page 1 of 2 11:29AM

This space for Recorder's use



Case Nbr: 26464724
Ref Number: 82503863

Tax ID: 464100-0-017-0006
7/22/2013

Property Address:
3809 STERLING PL
ANACORTES, WA 98221

WA0-R-ST 26464724 7/16/2013

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Casey Williams
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., A WASHINGTON CORPORATION as Trustee under said Deed of Trust in place of SOCIUS LAW GROUP, P.L.L.C..

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: USAA FEDERAL SAVINGS BANK ("USAA FSB")
Made By: MICHAEL C. GRABAN AND ABIGAIL C. GRABAN, HUSBAND AND WIFE
Original Trustee: SOCIUS LAW GROUP, P.L.L.C.
Date of Deed of Trust: 10/7/2004
Loan Amount: \$55,000.00

Recorded in Skagit County, WA on: 10/18/2004, book N/A, page N/A and instrument number 200410180104

Property Legal Description:

THE REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: TRACT 17, "STERLING PLACE", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17 OF SAID "STERLING PLACE"; THENCE SOUTH 89 DEGREES 28 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 0 DEGREES 31 MINUTES 29 SECONDS WEST, A DISTANCE OF 16.50 FEET TO THE SOUTH LINE OF THE NORTH 16.50 FEET TO THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, BEING THE NORTH LINE OF TRACT "G" OF THE "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", RECORDED UNDER AUDITOR'S FILE NO. 9509110092, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89 DEGREES 28 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 16.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 75.00 FEET TO A POINT LYING SOUTH 0 DEGREES 31 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 31 MINUTES 29 SECONDS EAST A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING. ABBREVIATED LEGAL PROVIDED AS A COURTESY TR 17, STERLING PLACE, V 16, PG 13 AND 14, SKAGIT, CO., WA

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7-16-13

USAA FEDERAL SAVINGS BANK

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

By: 

Angela Venner, Vice President

State of SC, County of Lexington

By: 

Laurel W. Keen, Vice President

On this 7-16-13 before me personally appeared **Angela Venner, Vice President of USAA FEDERAL SAVINGS BANK** 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.



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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