



201312160054

Skagit County Auditor
12/16/2013 Page 1 of 2 11:06AM \$87.00

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

This space for Recorder's use



Case Nbr: 28255525
Ref Number: 82668906

Tax ID: P68453
12/22/2013
Property Address:
13158 SUNSET LN
ANACORTES, WA 98221
WA0-R-ST 28255525 12/13/2013

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: JEFFREY R. GRAHAM AND ALLISON L. GRAHAM, JOINING
HEREIN AS OWNER, NOT AS BORROWER, HUSBAND AND WIFE
Original Trustee: SOCIUS LAW GROUP, P.L.L.C.
Date of Deed of Trust: 1/5/2005
Loan Amount: \$112,863.23

Recorded in Skagit County, WA on: 2/3/2005, book N/A, page N/A and instrument number 200502030051

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 19, "PLAT OF RANCHO SAN JUAN DEL MARSHALL COUNTY, ALABAMA, SUBD. NO. 11" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH AN UNDIVIDED 1/23RD INTEREST IN AND THE FOLLOWING DESCRIBED TRACT OF LAND FOR THE PURPOSE OF GIVING EACH OWNER BEACH ACCESS: THE NORTH 26 FEET OF LOT 1 AS MEASURED ON THE WEST SIDE THEREOF, OF "PLAT OF RANCHO SAN JUAN DEL MARSHALL COUNTY, ALABAMA, SUBD. NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 6 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. KNOWN: 13158 SUNSET LANE PARCEL: P68453

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/13/2013

USAA FEDERAL SAVINGS BANK

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

By: _____

Angela Venner, Vice President
State of SC, County of Lexington

By: _____

Jana L. Pope, Vice President

On this 13 day of December, 2013 before me personally appeared **Angela Venner, Vice President** of **USAA FEDERAL SAVINGS BANK** and **Jana L. Pope, 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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