



201409020105

Skagit County Auditor

\$87.00

9/2/2014 Page

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2 3:11PM

When Recorded Return To:

Nicky Balliet

Northwest Business Development Association

9019 E. Appleway Blvd., Ste. 200

Spokane Valley, WA 99212

**SUBSTITUTION OF TRUSTEE AND**  
**DEED OF RECONVEYANCE**

SBA Loan Name: Anderson Appliance

SBA Loan Number: 6986734005

LAND TITLE OF SKAGIT COUNTY

149434-se

The SMALL BUSINESS ADMINISTRATION, an agency duly created under and by virtue of an Act of Congress, having its principal office in Washington, in the District of Columbia, and a Commercial Loan Servicing Center at 801 R Street, Suite 101, Fresno, California 93721 (hereinafter called "SBA"), is the holder/beneficiary of that certain Deed of Trust executed by **Fortuna Properties, LLC, a Washington limited liability Company**, as grantor dated **June 14, 2005**, and recorded on June 16, 2005, as document No. 200506160109, recorded in the Skagit County Official Records, State of Washington, and on **June 13, 2005**, Northwest Business Development Association executed an **Assignment of Deed of Trust** transferring said Deed of Trust to the U.S. Small Business Administration recorded on **June 16, 2005**, as document No. **200506160110**, recorded in the Skagit County Official Records.

SBA hereby terminates any interest in the property held by **Land Title Company** and substitutes itself as Trustee pursuant to Title 61.24.010(2)(e) which provides that any agency or instrumentality of the United States government may be a trustee and the exception to Title 61.24.020 which permits the United States government to be both trustee and beneficiary under a Deed of Trust. The SBA therefore reconveys, without warranty, to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

Dated: August 15, 2014


NORTHWEST BUSINESS DEVELOPMENT  
ASSOCIATION, ATTORNEY-IN-FACT FOR  
THE UNITED STATES SMALL BUSINESS  
ADMINISTRATION

  
Debra L. Shipman, Vice President, NWBDA

State of Washington )  
                                  ) ss.  
County of Spokane )

On **August 15, 2014**, before me, Misty K. Hoxie, a Notary Public, personally appeared Debra L. Shipman, Vice President of Northwest Business Development Association, personally known to me to be the person whose name is subscribed to this instrument and acknowledged to me that she executed this instrument in her authorized capacity, and that by her signature on the instrument the United States Small Business Administration executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for  
the State of Washington,  
residing at Spokane, WA.  
My appointment expires: 2-19-2015

