



201410020008

Skagit County Auditor

\$87.00

10/2/2014 Page

1 of

2 8:33AM

When recorded mail to:

CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 30776788

Ref Number: 96473102487188

Tax ID: P103647

10/10/2014

Property Address:

12232 Abbott Ln

Anacortes, WA 98221-8269

WA0-R-ST 30776788 9/25/2014

Recording Requested By:

Key Bank National Association

Prepared By:

Casey Williams

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KEYBANK NATIONAL ASSOCIATION, 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 FIRST AMERICAN TITLE INSURANCE COMPANY.

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:

KEYBANK NATIONAL ASSOCIATION

Made By:

TED T. BIRINGER HUSBAND HTTA THEODORE T. BIRINGER
DONNA R. BIRINGER WIFE

Original Trustee:

FIRST AMERICAN TITLE INSURANCE COMPANY

Date of Deed of Trust:

4/7/2008

Loan Amount:

\$75,000.00

Recorded in Skagit County, WA on: 4/16/2008, book N/A, page N/A and instrument number 200804160041

Property Legal Description:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND A PORTION OF LOT 1 OF SHORT PLAT NO. 17-75, RECORDS IN BOOK 1 OF SHORT PLATS, AT PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 0 DEGREES 14 MINUTES WEST 723.29 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT NO 17-75; THENCE SOUTH 87 DEGREES 44 MINUTES WEST ALONG THE NORTH LINE OF SAID SHORT PLAT A DISTANCE OF 1,326.18 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 44 MINUTES WEST; A DISTANCE OF 367.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE COUNTY RIGHT OF WAY AS SHOWN ON THE PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION II, AS PER PLAT FILED IN VOLUME 5 OF PLATS AT PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0 DEGREES 14 MINUTES WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 17 SECONDS EAST 245.37 FEET; THENCE SOUTH 42 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 332.77 FEET TO THE POINT ON THE WESTERLY RIGHT OF WAY LINE TO THE ROSARIO / HAVEKOST ROAD; THENCE NORTH 41 DEGREES 27 MINUTES 35 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 240.00 FEET TO THE SOUTH LINE OF MARINE DRIVE; THENCE NORTH 48 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 52.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 602.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 47 MINUTES 00 SECONDS, A DISTANCE OF 313.43 FEET; THENCE NORTH 18 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 232.54 FEET TO THE NORTH LINE OF SHORT PLAT NO. 17-75; THENCE SOUTH 87 DEGREES 44 MINUTES WEST, A DISTANCE OF 25.11 FEET TO THE TRUE POINT OF BEGINNING. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV. LEGAL: PTN GL 4 SEC 2 T34N R1E WM PTN LOT 1 SP 17-75

BK 1 PG 36 PERMANENT PARCEL NUMBER: P103647 THEODORE T. BIRINGER AND DONNA R. BIRINGER, HUSBAND AND WIFE 12232 ABBOTT LANE, ANACORTES WA 98221 LOAN REFERENCE NUMBER : 27763727/080721402150C FIRST AMERICAN ORDER NO: 14295002 IDENTIFIER: L/FIRST AMERICAN LENDERS ADVANTAGE

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9-25-14

KEYBANK NATIONAL ASSOCIATION

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By [Signature]
Debra Shealy, Authorized Signor
State of SC, County of Lexington

By: [Signature]
Jana L. Pope, Vice President

On this 9-25-14 before me personally appeared Debra Shealy, Authorized Signor of KEYBANK NATIONAL ASSOCIATION 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.

[Signature]
Notary Public: James B. Krimm
Lexington County, South Carolina
My Commission Expires: 12/1/2021

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



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