



201501090024

Skagit County Auditor

\$87.00

1/9/2015 Page

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2 8:41AM

When recorded mail to:

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

This space for Recorder's use



Case Nbr: 31674559

Ref Number: 0903369853

Tax ID: 360419-0-003-0109

1/22/2015

Property Address:

18091 WOOD RD

BOW, WA 98232

WA0-R-ST 31674559 12/29/2014

Recording Requested By:

CAPITALONE SERVICES, LLC

Prepared By:

Debora C. Cox

888-603-9011

450 E. Boundary St.

Chapin, SC 29036

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

CAPITAL ONE, N.A. AS SUCCESSOR BY MERGER TO ING 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 COMPANY, A MISSOURI CORP.

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: ING BANK, FSB

Made By: JACK ALLAN MCTAGGART, AS HIS SOLE AND SEPARATE PROPERTY

Original Trustee: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORP

Date of Deed of Trust: 10/5/2011

Loan Amount: \$75,000.00

Recorded in Skagit County, WA on: 10/21/2011, book N/A, page N/A and instrument number 201110210018

Property Legal Description:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS FOLLOWS: THE EAST 385 FEET OF THE WEST 727 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE WOOD ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MARCH 15, 1966, AS AUDITOR'S FILE NO.680053, AND WEST OF THE COLONY ROAD, EXCEPT THE NORTH 20 ACRES THEREOF. PROPERTY ADDRESS: 18091 WOOD RD, BOW SKAGIT WA 98232-9568

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12-29-14

CAPITAL ONE, N.A. AS SUCCESSOR BY MERGER TO ING BANK, FSB

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: Crystal Hudson
Crystal Hudson, Vice President
State of SC, County of Lexington

By: Jana Pope
Jana Pope, Vice President

On this 12-29-14 before me personally appeared **Crystal Hudson, Vice President of CAPITAL ONE, N.A. AS SUCCESSOR BY MERGER TO ING BANK, FSB** and **Jana 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

