



201502030042

Skagit County Auditor \$87.00
2/3/2015 Page 1 of 2 8:47AM

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

This space for Recorder's use



Case Nbr: 31917437
Ref Number: 96473102343150

Tax ID: P112983
1/30/2015

Property Address:
931 E Sharon Ave
Burlington, WA 98233-2346
WA0-R-ST 31917437 1/20/2015

Recording Requested By:
Key Bank National Association

Prepared By:
Debora C. Cox
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: JOHN E. BALDWIN HUSBAND ERIN D. BALDWIN WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 10/28/2006
Loan Amount: \$100,000.00

Recorded in Skagit County, WA on: 11/16/2006, book N/A, page N/A and instrument number 200611160099

Property Legal Description:

THAT PORTION OF LOTS 13, 14 AND 15, BLOCK 124, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, ACCORDING TO SURVEY THEREOF RECORDED IN VOLUME 12 OF SURVEYS, AT PAGE 176, UNDER AUDITOR'S FILE NO. 9205150049, RECORDS OF SKAGIT COUNTY, WASHINGTON, MADE PART HEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 90 FEET OF SAID LOTS 13, 14 AND 15; THENCE NORTH 87 DEGREES 43 MINUTES 36 SECONDS WEST A DISTANCE OF 30.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 15 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 43 MINUTES 36 SECONDS WEST A DISTANCE OF 182.14 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 01 DEGREE 23 MINUTES 39 SECONDS EAST A DISTANCE OF 73.61 FEET ALONG THE WEST LINE OF SAID LOT 15, TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED TO PABLO AND DIANA ZAVALA, IN VOLUME 114 OF DEEDS, PAGE 480, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 46 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 132.00 FEET ALONG THE SOUTHEAST LINE OF SAID ZAVALA TRACT; THENCE SOUTH 26 DEGREES 06 MINUTES 06 SECONDS EAST A DISTANCE OF 190.32 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV LEGAL: PTN LOTS 13, 14 & 15 BLK 124 FIRST ADD TO BURLINGTON VOL 3 PG 11 PERMANENT PARCEL NUMBER: P112983 931 EAST SHARON AVENUE, BURLINGTON WA 98233-2346

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1-23-15

KEYBANK NATIONAL ASSOCIATION

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

By: [Signature]
Debra Shealy, Authorized Signor

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

State of **SC**, County of **Lexington**

On this 1-23-15 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



201502030042

Skagit County Auditor

\$87.00

2/3/2015 Page

2 of

2 8:47AM