



201506180009

Skagit County Auditor

\$87.00

6/18/2015 Page

1 of

2 8:38AM

When recorded mail to:

CoreLogic
450 E. Boundary St.
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 33061786

Ref Number: 85136828

Tax ID: P54086

7/27/2015

Property Address:

1400 BERNICE ST

MOUNT VERNON, WA 98274

WA0-R-ST 33061786 6/3/2015

Recording Requested By:

UNITED SERVICES AUTOMOBILE

Prepared By:

Debora C. Cox

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: **DION L. MENSER, AN UNMARRIED WOMAN**

Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**

Date of Deed of Trust: **8/2/2007**

Loan Amount: **\$52,700.00**

Recorded in **Skagit County, WA** on: **8/23/2007**, book **N/A**, page **N/A** and instrument number **200708230152**

Property Legal Description:

**THE FOLLOWING DESCRIBED PROPERTY IN COUNTY OF SKAGIT, STATE OF WASHINGTON:
LOT 18, PATCHENS 1 MOUNT VERNON, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 6 OF PLATS, PAGE(S) 1, RECORDS OF SKAGIT COUNTY, WASHINGTON. PROPERTY
ADDRESS: 1400 BERNICE ST PARCEL ID: P54086**

UNREGISTERED DOCUMENT

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6.3.15

USAA FEDERAL SAVINGS BANK

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: [Signature]
Angela Venner, Vice President
State of SC, County of Richland

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

On 6.3.15, before me, Coletta R Bethea, a Notary Public, 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 personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]

Notary Public: Coletta R Bethea
My Commission Expires: 6/12/2022

COLETTA R. BETHEA
Notary Public
State of South Carolina
My Commission Expires 06/12/2022