



201507140059

Skagit County Auditor

\$87.00

7/14/2015 Page

1 of

2 9:11AM

When recorded mail to:

CoreLogic
1628 Browning Rd. Suite 160
Attn: Release Dept.
Columbia, SC 29210

This space for Recorder's use



Case Nbr: 32861297

Recording Requested By:

Capital One, N.A.

Prepared By:

Sandra Williams

888-603-9011

1628 Browning Rd. Suite 160

Columbia, SC 29210

Tax ID: 34049-1-004-0300(P103607)

7/6/2015

Property Address:

3655 SWAN RD

MOUNT VERNON, WA 98273

WA0-R-ST 32861297 7/6/2015

MIN #: 100039267100004603

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), ITS SUCCESSORS AND ASSIGNS, 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 GREAT SOUTHWEST MORTGAGE CORPORATION.

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: FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

Made By: JESS GUNDERSON AND J. COLLEEN GUBRUD GUNDERSON, HUSBAND AND WIFE

Original Trustee: GREAT SOUTHWEST MORTGAGE CORPORATION

Date of Deed of Trust: 4/6/2004

Loan Amount: \$228,000.00

Recorded in Skagit County, WA on: 4/9/2004, book N/A, page N/A and instrument number 200404090157

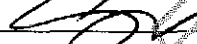
Property Legal Description:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: PARCEL "A": THAT PORTION OF LOT 4, SHORT PLAT NO. 92-035, APPROVED AUGUST 30, 1993 AND RECORDED AUGUST 30, 1993 IN VOLUME 10 OF SHORT PLATS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 9308300102, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SHORT PLAT NO. 92-035; THENCE SOUTH 89 DEGREES 42'56" EAST 114.29 FEET ALONG THE SOUTH LINE THEREOF (ALSO BEING THE NORTH RIGHT OF WAY MARGIN OF SWAN ROAD); THENCE NORTH 0 DEGREES 17'04" EAST 30.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 30'54" AN ARC DISTANCE OF 62.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 36 DEGREES 25'17", AN ARC DISTANCE OF 108.07 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 19'29", AN ARC DISTANCE OF 97.65 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, WITH A RADIAL BEARING FROM THE CENTER OF SAID CURVE OF SOUTH 45 DEGREES 44'11" WEST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 86 DEGREES 47'11", AN ARC DISTANCE OF 75.74 FEET; THENCE LEAVING SAID CURVE NORTH 39 DEGREES 10'43" WEST 160.15 FEET TO THE WEST LINE OF SAID LOT 4, SHORT PLAT NO. 92-035; THENCE SOUTH 0 DEGREES 15'25" WEST 486.62 FEET ALONG SAID WEST LINE OF LOT 4, SHORT PLAT NO. 92-035 TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE MUTUAL BENEFIT OF PRESENT AND FUTURE OWNERS IN LOT 4, SHORT PLAT NO. 92-035 OVER, UNDER AND ACROSS TRACT A OF SKAGIT COUNTY SHORT PLAT 99-0003 APPROVED

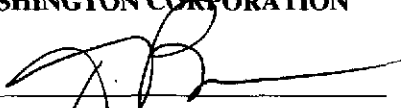
OCTOBER 28, 1999 AND RECORDED NOVEMBER 1, 1999 UNDER AUDITOR'S FILE NO. 199911010122, ALSO KNOWN AS SWAN COURT. PARCEL "B": AN UNDIVIDED 1/4 INTEREST IN TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 99-0003, APPROVED OCTOBER 28, 1999 AND RECORDED NOVEMBER 1, 1999 UNDER AUDITOR'S FILE NO. 199911010122, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID TRACT A ALSO APPEARS ON SAID SHORT PLAT AS SWAN COURT (PRIVATE).

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/6/2015

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. (MERS),
ITS SUCCESSORS AND ASSIGNS

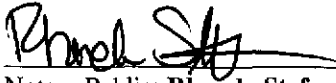
By: 
Angela M Venner, Assistant Secretary
State of SC, County of Richland

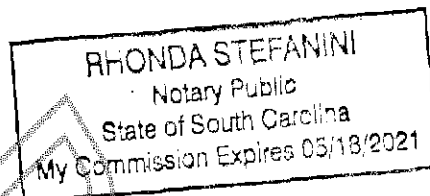
NATIONWIDE TRUSTEE SERVICES, INC., A
WASHINGTON CORPORATION


By: 
Jana L. Pope, Vice President

On 7/6/2015, before me, **Rhonda Stefanini**, a Notary Public, personally appeared **Angela M Venner**, Assistant Secretary of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, ITS SUCCESSORS AND ASSIGNS 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.


Notary Public: **Rhonda Stefanini**
My Commission Expires: 5/18/2021



*Whose address is: 
1901 E. Voorhees Street, Suite C
Danville, IL 61834 and P.O. Box 2026
Flint, MI 48501-2026