



201602010008

Skagit County Auditor

\$89.00

2/1/2016 Page

1 of

2 8:37AM

When recorded mail to:  
CoreLogic  
P.O. Box 961006  
Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 34487178

Recording Requested By:  
CAPITALONE SERVICES, LLC  
Prepared By:  
Debora C. Cox  
888-603-9011  
1628 Browning Rd. Suite 160  
Columbia, SC 29210

Tax ID: 340432-1-006-0400 P109071

2/6/2016

Property Address:

19703 SKYRIDGE RD  
MOUNT VERNON, WA 98274

WA0-R-ST 34487178 1/22/2016 LRP001

### 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 **GUARDIAN NORTHWEST TITLE & ESCROW**.

**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 Beneficiary: **ING BANK, FSB**  
Made By: **FREDERICK JAHNS AND MARGOT JAHNS, HUSBAND AND WIFE**  
Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW**  
Date of Deed of Trust: **8/5/2008**  
Loan Amount: **\$840,000.00**

Recorded in Skagit County, WA on: 8/12/2008, book N/A, page N/A and instrument number **200808120100**

Property Legal Description:

**LOT 4, SKAGIT COUNTY SHORT PLAT NO. 96-009, APPROVED MAY 6, 1996, RECORDED MAY 8, 1996 IN VOLUME 12 OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 9605080050; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH A STORM DRAINAGE EASEMENT OVER THE SOUTHERLY 20 FEET OF LOTS 1 AND 3 OF SAID SHORT PLAT, AS DELINEATED ON SAID SHORT PLAT. AND TOGETHER WITH AND SUBJECT TO A ROAD EASEMENT PER SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 58438 AND AS DELINEATED ON THE FAXE OF SAID SHORT PLAT.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/22/2016

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

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

By: Frances Y. King  
Frances Y. King, Vice President

By: Angela M. Venner  
Angela M. Venner, Vice President

State of SC, County of Richland

On 1/22/2016, before me, **Donna B. Shaw**, a Notary Public, personally appeared **Frances Y. King, Vice President of CAPITAL ONE, N.A. AS SUCCESSOR BY MERGER TO ING BANK, FSB** and **Angela M. Venner, 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.

Donna B. Shaw  
Notary Public: **Donna B. Shaw**  
My Commission Expires: **8/31/2017**

