



201607280017

Skagit County Auditor

\$92.00

7/28/2016 Page

1 of

5 10:40AM

Return Address:

James E. Ross
26024 Walker Valley Rd.
Mount Vernon, WA 98274

WASHINGTON STATE RECORDER'S COVER SHEET

Document Title(s)

Substitution of Trustee and Deed of Full Reconveyance

Grantor(s)

James E. Ross and Nancy J. Ross

Additional name on page _____ of document.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

200806240031

Grantee(s)

- 1. Napa River Insurance Services, Inc.
- 2. Hudson Insurance Company

Legal Description

Ptn. Sec 33, T34N, R5E, W.M., Skagit County WA
Additional legal is on Exhibit A of document

Assessor's Property Tax Parcel/Account Number

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED MAIL TO:

James E. Ross
26024 Walker Valley Road
Mount Vernon, WA 98274

APN P30613

ABOVE SPACE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, **Hudson Insurance Company**, as successor in interest to **American Safety Casualty Insurance Company**, is the current Owner and Holder by the Deed of Trust dated May 22, 2008, made by James E. Ross and Nancy J. Ross, Husband and Wife, GRANTOR, to Capstone Surety Insurance Services, Inc., TRUSTEE, for the benefit of Hudson Insurance Company, as successor in interest to American Safety Casualty Insurance Company, BENEFCIARY, which said Deed of Trust was recorded in the Official Records of Skagit County, Washington as Instrument No. 200806240031 on 06/24/2008. Said Beneficiary hereby SUBSTITUTES **Napa River Insurance Services, Inc.**, as TRUSTEE, in lieu of the above Trustee, under said Deed of Trust.

AND, the New Trustee hereby ACCEPTS the appointment as TRUSTEE under said Deed of Trust, and as SUCCESSOR TRUSTEE, pursuant to the Request of said Owner and Holder, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, all of the estate held by it under said Deed of Trust.

IN WITNESS THEREOF TRUSTEE HAS CAUSED THESE PRESENTS TO BE EXECUTED BY IT THIS 20TH DAY OF JULY, 2016

**HUDSON INSURANCE COMPANY, AS
SUCCESSOR IN INTEREST TO AMERICAN
SAFETY CASUALTY INSURANCE COMPANY**



Juliana E. Dahlgren, VP Specialty Contract Surety
Beneficiary and Successor Trustee

Napa River Insurance Services, Inc



Juliana E. Dahlgren, Vice President

Exhibit "A"
LEGAL DESCRIPTION

The following described property:

Situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Parcel A

The West 350 feet to the South 628 feet to that portion of the Southwest $\frac{1}{4}$ of Section 33, Township 34 North, Range 5 East, W.M., lying South of the road and West of the Anacortes right of way, as said right of way is referred to in document recorded under Auditor's File No. 694135, Records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Ptn. Sec 33, T34N, R5E, W.M., Skagit Co., WA

Assessor's Parcel No: P30613

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

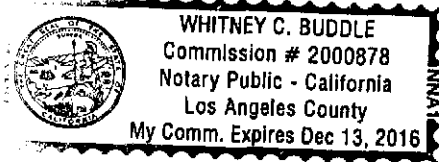
On JULY 20, 2016 before me, WHITNEY C. BUDDLE, PUBLIC ^{NOTARY}
Date Here Insert Name and Title of the Officer

personally appeared JULIANA E. DAHLGREN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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 instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document SUBSTITUTION OF TRUSTEE AND
Title or Type of Document: DEED OF RECONVEYANCE Document Date: 7/20/2016
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: JULIANA E. DAHLGREN
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

July 20, 2016

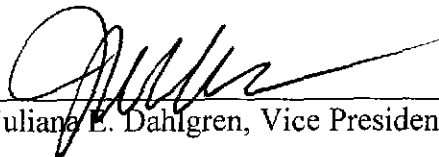
James E. Ross
26024 Walker Valley Road
Mount Vernon, WA 98274

ZERO DEMAND

We hand you herewith the attached executed Substitution of Trustee and Deed of Reconveyance and authorize James E. Ross and Nancy J. Ross to record said Substitution of Trustee and Deed of Reconveyance. As of this date there is currently no balance due on the Deed of Trust we currently hold in the name of James E. Ross and Nancy J. Ross, Husband and Wife dated May 22, 2008 and recorded 06/24/2008 as Instrument No. 200806240031

The undersigned certifies that we are the legal owner(s) and holder(s) of the debt mentioned in said Deed of Trust. Our written demand accurately reflects all amounts due on said Deed of Trust as of this date.

Napa River Insurance Services, Inc.



Juliana E. Dahlgren, Vice President