



201608150122

Skagit County Auditor

\$90.00

8/15/2016 Page

1 of

3 2:30PM

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

This space for Recorder's use



Case Nbr: 35593295

Ref Number: 8022826047

Tax ID: P103388, P62093

9/25/2016

Property Address:

18589 W BIG LAKE BLVD

MOUNT VERNON, WA 98274

WA0-R-ST 35593295 8/11/2016 LRP(X)

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Audrey Trumble
844-899-3707
1 CoreLogic Drive
Westlake, TX 76262

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 LAND TITLE COMPANY OF SKAGIT COUNTY.

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: NAVY FEDERAL CREDIT UNION
Made By: RYAN M SEARCY, AN UNMARRIED PERSON
Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY
Date of Deed of Trust: 9/9/2014
Loan Amount: \$458,908.00

Recorded in Skagit County, WA on: 9/12/2014, book N/A, page N/A and instrument number 201409120046

Property Legal Description:


LOT 73 AND THE WESTERLY 1/2 OF VACATED ALDER STREET OF "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT COUNTY ROAD KNOWN AS H.C. PETERS ROAD, AND EXCEPT THAT PORTION OF LOT 73 AS SAID LOT IS SHOWN ON RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 73; THENCE NORTH 44DEGREES 42'50" EAST ALONG THE NORTHERLY LINE OF SAID LOT 73, A DISTANCE OF 178.82 FEET TO THE EASTERLY RIGHT OF WAY OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD; THENCE SOUTH 49DEGREES 21'30" EAST ALONG THE EASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 37DEGREES 11'54" EAST, A DISTANCE OF 152.52 FEET TO A 1/2 INCH REBAR SET AS SHOWN ON SAID RECORD OF SURVEY BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 73; THENCE SOUTH 44DEGREES 42'50" WEST ALONG THE NORTHERLY LINE OF SAID LOT 73, A DISTANCE OF 152.63 FEET TO THE EASTERLY MARGIN OF SAID COUNTY ROAD; THENCE SOUTH 49DEGREES 21'30" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING, ALSO EXCEPT THAT PORTION THAT LIES SOUTHWESTERLY OF THE SOUTHERLY MARGIN OF THE H.C. PETERS COUNTY ROAD, ALSO KNOWN AS WEST BIG LAKE BOULEVARD, AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT; THENCE NORTH 45DEGREES 17' 10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 407.80 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 23DEGREES 12'00" EAST, A DISTANCE OF 36.53 FEET; THENCE ON A CURVE TO THE RIGHT NORTHEASTERLY, WHICH CENTER TO SAID CURVE BEARS SOUTH 66DEGREES 48'00" EAST, HAVING A RADIUS OF 101.15 FEET, AN ARC DISTANCE OF 53.23 FEET; THENCE NORTH 53DEGREES 21' 15" EAST, A DISTANCE OF 6.77 FEET TO THE SOUTHWESTERLY MARGIN OF SAID COUNTY ROAD AND THE TERMINUS OF THIS LINE DESCRIPTION, AND ALSO EXCEPT THAT PORTION OF TRACT 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY,

WASHINGTON, ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73; THENCE NORTH 44DEGREES 42'50" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 178.82 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE MARGIN OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD; THENCE SOUTH 49DEGREES 21'30" EAST ALONG SAID EASTERLY MARGIN FOR A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "B" OF THAT CERTAIN PROPERTY DESCRIBED ON STATUTORY WARRANTY DEED TO ROBERT L. SAGER AND JANICE C. SAGER, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8112210049; THENCE NORTH 37DEGREES 11'54" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SAGER PARCEL "B" FOR A DISTANCE OF 81.28 FEET TO THE TRUE POINT OF BEGINNING. THENCE NORTH 44DEGREES 42'50" EAST PARALLEL WITH SAID NORTHERLY LINE OF TRACT 73, 37.42 FEET; THENCE NORTH 82DEGREES 10'33" EAST, 9.34 FEET; THENCE NORTH 44DEGREES 42'50" EAST, 25.80 FEET; THENCE NORTH 45DEGREES 17' 10" WEST, 15.00 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF SAID SAGER PARCEL "B", BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT 73; THENCE SOUTH 44DEGREES 42'50" WEST ALONG SAID NORTHERLY LINE OF TRACT 73, 112.63 FEET; THENCE SOUTH 45DEGREES 17'10" EAST, 5.00 FEET; THENCE NORTH 44DEGREES 42'50" EAST, 42.00 FEET, TO A POINT BEARING NORTH 45DEGREES 17'10" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 45DEGREES 17'10" EAST, 4.32 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING SOUTHWESTERLY OF THE PLAT OF FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT; THENCE NORTH 45DEGREES 17' 10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 185.50 FEET TO THE CENTERLINE OF ALDER STREET, AS NOW VACATED, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 44DEGREES 42'50" WEST, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 77.35 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, WHICH CENTER OF SAID CURVE BEARS SOUTH 51DEGREES 09'23" WEST, HAVING A RADIUS OF 304.23 FEET, AN ARC DISTANCE OF 40.01 FEET; THENCE NORTH 46DEGREES 22'42" WEST, A DISTANCE OF 72.34 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, WHICH CENTER TO SAID CURVE BEARS NORTH 43DEGREES 37' 18" EAST, HAVING A RADIUS OF 113.94 FEET, AN ARC DISTANCE OF 138.36 FEET; THENCE NORTH 23DEGREES 12'00" EAST, A DISTANCE OF 5.09 FEET TO THE SOUTHWESTERLY LINE OF SAID PLAT; THENCE SOUTH 45DEGREES 17' 10" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 222.30 FEET TO THE TRUE POINT OF BEGINNING. AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH LOT 73 IN THE PLAT OF FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. AND LIES 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT; THENCE NORTH 45DEGREES 17' 10" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 488.68 FEET TO THE SOUTHEAST CORNER OF LOT 72 OF SAID PLAT; THENCE NORTH 44DEGREES 42'50" WEST ALONG THE EAST LINE OF SAID LOT 72, A DISTANCE OF 88.51 FEET TO THE SOUTHWESTERLY MARGIN OF THE H.C. PETERS COUNTY ROAD, ALSO KNOWN AS WEST BIG LAKE BOULEVARD; THENCE SOUTH 49DEGREES 21'30" EAST, ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, WHICH CENTER TO SAID CURVE BEARS SOUTH 36DEGREES 38'45" EAST, HAVING A RADIUS OF 131.15 FEET; AN ARC DISTANCE OF 69.02 FEET; THENCE SOUTH 23DEGREES 12'00" WEST, A DISTANCE OF 41.62 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 143.94 FEET, AN ARC DISTANCE OF 174.80 FEET; THENCE SOUTH 46DEGREES 22'42" EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 274.23 FEET, AN ARC DISTANCE OF 39.45 FEET AND THE TERMINUS OF THIS CENTERLINE. AND ALSO TOGETHER WITH THAT PORTION OF TRACT 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF PARCEL "B" OF THAT CERTAIN PROPERTY DESCRIBED ON STATUTORY WARRANTY DEED TO ROBERT L. SAGER AND JANICE C. SAGER, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8112210049, AND ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73; THENCE NORTH 44DEGREES 42'50" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 178.82 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD; THENCE SOUTH 49DEGREES 21'30" EAST ALONG SAID EASTERLY MARGIN FOR A DISTANCE OF 20.00 FEET TO

THE SOUTHEASTERLY CORNER OF SAID SAGER PARCEL "B" AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 37DEGREES 11'54" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SAGER PARCEL "B", FOR A DISTANCE OF 81.28 FEET; THENCE NORTH 45DEGREES 17'10" WEST, 4.32 FEET; THENCE SOUTH 44DEGREES 42'50" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 42.00 FEET; THENCE NORTH 45DEGREES 17'10" WEST, 5.00 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF TRACT 73; THENCE SOUTH 44DEGREES 42'50" WEST ALONG SAID NORTHERLY LINE 40.00 FEET, MORE OR LESS, TO SAID EASTERLY RIGHT OF WAY MARGIN OF H.C. PETERS ROAD AT A POINT BEARING NORTH 49DEGREES 21'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 49DEGREES 21'30" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN 20.00 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/11/2016

NAVY FEDERAL CREDIT UNION

By: 
Tamara M. Lawson, Authorized Agent
State of TX, County of Tarrant

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Kathy H. Higgins, Vice President

On 8/11/2016, before me, Shannon McKenzie, a Notary Public, personally appeared Tamara M. Lawson, Authorized Agent of NAVY FEDERAL CREDIT UNION and Kathy H. Higgins, Vice President of Nationwide Trustee Services, Inc., A Washington Corporation personally known to me 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: Shannon McKenzie
My Commission Expires: 7/15/2020

