



201610170086

Skagit County Auditor

\$89.00

10/17/2016 Page

1 of

2 10:57AM

When recorded mail to:

CoreLogic

P.O. Box 961006

Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 35825497

Ref Number: 8000439029

Tax ID: P125526

12/3/2016

Property Address:

5209 LARRABEE WAY

MOUNT VERNON, WA 98273-6002

WA0-R-ST 35825497 10/12/2016 LRP001

Recording Requested By:

UNITED SERVICES AUTOMOBILE

Prepared By:

Mirkeishla King

844-899-3707

1 CoreLogic Drive

Westlake, TX 76262

## 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 FIRST AMERICAN TITLE INSURANCE COMPANY.

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: USAA FEDERAL SAVINGS BANK

Made By: JAMES E. HIGGINS AND ASHLEE GOEHRING, NOT AS BORROWER, NOT AS OWNER, BUT JOINING HEREIN SOLELY FOR THE PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE PROPERTY, HUSBAND AND WIFE

Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Date of Deed of Trust: 2/4/2015

Loan Amount: \$26,000.00


Recorded in Skagit County, WA on: 2/26/2015, book N/A, page N/A and instrument number 201502260021

Property Legal Description:

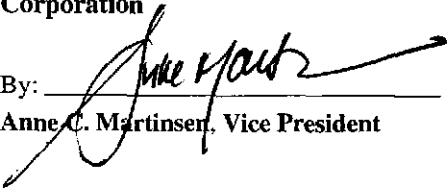
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 314, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE I), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITORS FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT(S) 314 SKAGIT HIGHLANDS DIVISION V (PHASE I) SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P125526

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/12/2016**

**USAA FEDERAL SAVINGS BANK**

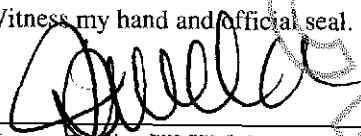
By:   
**Cheri R. Barnes, Vice President**  
State of TX, County of Tarrant

**Nationwide Trustee Services, Inc., A Washington Corporation**

By:   
**Anne C. Martinsen, Vice President**

On **10/12/2016**, before me, **Jill Welch**, a Notary Public, personally appeared **Cheri R. Barnes, Vice President of USAA FEDERAL SAVINGS BANK** and **Anne C. Martinsen, 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: **Jill Welch**  
My Commission Expires: **7/15/2020**

