



201612050064

Skagit County Auditor

\$89.00

12/5/2016 Page

1 of

2 9:13AM

When recorded mail to:

CoreLogic
P.O. Box 961006
Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 35937310

Ref Number: 1011365234

Tax ID: 0105580000400

1/1/2017

Property Address:

17XXX BRADSHAW ROAD
MOUNT VERNON, WA 98273

WA0-R-ST 35937310 11/16/2016 LRF001

Recording Requested By:

CIT Bank, N.A. fka as OneWest Bank, N.A.

Prepared By:

Stephanie Dorsey

844-899-3707

1 CoreLogic Drive

Westlake, TX 76262

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

CIT BANK, N.A. FKA ONEWEST BANK N.A., 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**.

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: **INDYMAC BANK, F. S. B.**
Made By: **STEVE KUHLMAN, AN UNMARRIED MAN**
Original Trustee: **LAND TITLE COMPANY**
Date of Deed of Trust: **1/10/2008**
Loan Amount: **\$374,500.00**

Recorded in **Skagit County, WA** on: **1/18/2008**, book **N/A**, page **N/A** and instrument number **200801180165**

Property Legal Description:

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 (SOUTHWEST SECTION CORNER); THENCE NORTH 0 DEGREES 22'33" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,325.84 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50' 11" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 0 DEGREES 22'33" EAST PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 296.00 FEET; THENCE NORTH 89 DEGREES 50' 11" WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT BEARING NORTH 0 DEGREES 22'33" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 22'33" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 296.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD RIGHT OF WAY. (THE ABOVE DESCRIBED PARCEL ALSO KNOWN AS PARCEL 2, OF THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200609200119). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this document to be executed on
11-16-2016

CIT BANK, N.A. FKA ONEWEST BANK N.A.

By: Stephanie A McQueen
Stephanie A McQueen, Assistant Vice President

State of MI County of Kalamazoo

On 11-16-2016 before me, **Gwen Breece**, a Notary Public, personally appeared **Stephanie A McQueen, Assistant Vice President** of **CIT BANK, N.A. FKA ONEWEST BANK N.A.** 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.

Gwen Breece
Notary Public: **Gwen Breece**
My Commission Expires: 11/28/2020

GWEN BREECE
Notary Public - Michigan
Kalamazoo County
My Commission Expires Nov 28, 2020
Acting in the County of Kalamazoo

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described above, 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 above.

IN WITNESS WHEREOF, the undersigned has caused this document to be executed on

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____
Cheri R. Barnes, Vice President

State of Texas, County of Tarrant

On 11-29-2016 before me, **Dion McQueen**, a Notary Public, personally appeared **Cheri R. Barnes, 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.

D. McQueen
Notary Public: Texas
My Commission Expires: 7-15-2020

