



201703210014

Skagit County Auditor \$89.00
3/21/2017 Page 1 of 2 8:43AM

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

This space for Recorder's use



Case Nbr: **36255028**
Ref Number: **81631848**

Tax ID: **P24598**
5/13/2017

Property Address:
13347 AUSTIN RD
MOUNT VERNON, WA 98273-8061

WA0-R-ST 36255028 3/16/2017 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Stephanie Dorsey
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 **BETTS, PATTERSON AND MINES, P.S.**

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: **JOEL D.H. BUCHANAN AND MICHELLE R. BUCHANAN, JOINING
HEREIN AS BORROWER, NOT AS OWNER, AND FOR THE
PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE
PROPERTY, HUSBAND AND WIFE**

Original Trustee: **BETTS, PATTERSON AND MINES, P.S.**
Date of Deed of Trust: **9/8/2003**
Loan Amount: **\$75,000.00**

Recorded in **Skagit County, WA** on: **9/19/2003**, book **N/A**, page **N/A** and instrument number **200309190090**

Property Legal Description:
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON, THAT PORTION OF THE EAST 511 FEET OF THE SOUTHWEST 1/4 OF THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 E.W.M. LYING SOUTH AND SOUTHWESTERLY OF THE BABCOCK ROAD ((AUSTIN ROAD) AND THE BEAVER LAKE ROAD, EXCEPT THE SOUTH 31 RODS OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON * DERIVATION-GRANTOR AND GRANTEE NAMES ONLY AS SHOWN ON RECORDED DOCUMENT *** BEING THE SAME PARCEL CONVEYED TO JOEL D H BUCHANAN FROM STANLEY J BUCHANAN BY VIRTUE OF A DEED DATE 5/1/03 RECORDED 5/5/03 IN INSTRUMENT # 200305050339 IN COUNTY OF SKAGIT *****

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/16/2017

USAA FEDERAL SAVINGS BANK

By: *Nancy S. Walker*
Nancy S. Walker, Assistant Secretary
State of TX, County of Tarrant

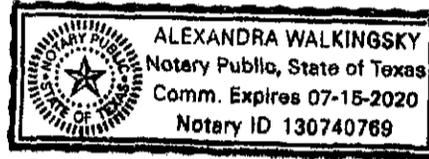
Nationwide Trustee Services, Inc., A Washington Corporation

By: *Dale M. McGowan*
Dale M. McGowan, Vice President

On 3/16/2017, before me, Alexandra WalkingSky, a Notary Public, personally appeared Nancy S. Walker, Assistant Secretary of USAA FEDERAL SAVINGS BANK and Dale M. McGowan, 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.

Alexandra WalkingSky
Notary Public: Alexandra WalkingSky
My Commission Expires: 7/15/2020



UNRECORDED
ORIGINAL DOCUMENT