



201703240094

Skagit County Auditor

\$89.00

3/24/2017 Page

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2 11:44AM

When recorded mail to:

CoreLogic

P.O. Box 961006

Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 36269842

Ref Number: 0096473102531200

Tax ID: P28359

4/24/2017

Property Address:

1400 S 12th St

Mount Vernon, WA 98274-5014

WA0-R-ST 36269842 3/23/2017 LRP002

Recording Requested By:

Key Bank National Association

Prepared By:

Stephanie Dorsey

844-899-3707

1 CoreLogic Drive

Westlake, TX 76262

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

KEYBANK NATIONAL ASSOCIATION 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: **KEYBANK NATIONAL ASSOCIATION**  
 Made By: **KIRSTIN SCHAFFNER WIFE BRYCE SCHAFFNER HUSBAND**  
 Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
 Date of Deed of Trust: **11/28/2008**  
 Loan Amount: **\$28,000.00**

Recorded in **Skagit County, WA** on: **12/11/2008**, book **N/A**, page **N/A** and instrument number **200812110034**

Property Legal Description:

**A PARCEL OF LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, WITH A STREET LOCATION ADDRESS OF 1400 S 12TH ST; MOUNT VERNON, WA 98274-5014 CURRENTLY OWNED BY KIRSTIN SCHAFFNER AND BRYCE SCHAFFNER HAVING A TAX IDENTIFICATION NUMBER OF P28359 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 3300115 DATED 3/8/2006 AND FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF TWELFTH STREET EXTENDED SOUTH FROM "MILLETTS ADDITION TOTHE TOWN OF MOUNT VERNON, WASHINGTON," 575 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST 100 FEET TO THE WEST. P28359 1400 S 12TH ST; MOUNT VERNON, WA 98274-5014**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/23/2017

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: [Signature]  
Kathy H. Higgins, Authorized Signor

By: [Signature]  
Tonda L. Hines, Vice President

State of TX, County of Tarrant

On 3/23/2017, before me, Shannon McKenzie, a Notary Public, personally appeared Kathy H. Higgins, Authorized Signor of KEYBANK NATIONAL ASSOCIATION and Tonda L. Hines, 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.

[Signature]  
Notary Public: Shannon McKenzie  
My Commission Expires: 7/15/2020



UNRECORDED  
PUBLIC  
DOCUMENT