



Skagit County Auditor  
5/12/2017 Page

1 of

2 9:30AM  
\$89.00

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

This space for Recorder's use



Case Nbr: 36363284  
Ref Number: 04731029302128  
Tax ID: P-50084  
6/4/2017  
Property Address:  
22363 Prairie Rd  
Sedro Woolley, WA 98284-8585  
WA0-R-ST 36363284 5/8/2017 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
Mirkeishla King  
844-899-3707  
3001 Hackberry Rd  
Irving, TX 75063

## 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: **MARVIN ORESTAD, MARRIED ALICE ORESTAD, MARRIED**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **8/5/2015**  
Loan Amount: **\$60,125.00**

Recorded in **Skagit County, WA** on: **9/17/2015**, book **N/A**, page **N/A** and instrument number **201509170033**

Property Legal Description:

**SITUATED IN THE COUNTY OF SIAGIT, STATE OF WASHINGTON: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89 DEG. 43' 54" EAST ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 290.00 FEET; THENCE SOUTH 49 DEG. 37' 21" EAST 751.60 FEET; THENCE SOUTH 0 DEG. 21' 00" EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 840.00 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD (WARNER ROAD); THENCE SOUTH 89 DEG. 53' 45" WEST, ALONG SAID NORTH MARGIN A DISTANCE OF 200.00 FEET; THENCE NORTH 0 DEG. 21' 00" WEST, PARALLEL TO SAID EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 364.00 FEET; THENCE SOUTH 89 DEG. 53' 45" WEST, PARALLEL TO SAID NORTH MARGIN OF THE COUNTY ROAD, A DISTANCE OF 599.88 FEET TO AN INTERSECTION WITH A LINE WHICH IS 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AS MEASURED AT RIGHT ANGLES; THENCE SOUTH 0 DEG. 19' 53" EAST, PARALLEL TO SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 364.00 FEET TO SAID NORTH MARGIN OF THE COUNTY ROAD; THENCE SOUTH 89 DEG. 53' 45" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 60.00 FEET TO SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0 DEG. 19' 53" WEST, ALONG SAID WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1329.83 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 881185, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: PTN NE 1/4 NW 1/4 SE 1/4 NW 1/4 SEC 26 T36N R4E W.M. SKAGIT COUNTY**

WASHINGTON;DOC NO. 881185;PARCEL NO. P-50084

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/8/2017**

**KEYBANK NATIONAL ASSOCIATION**

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

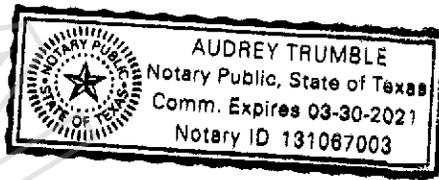
By:   
**MARGARET J. PINTO, Authorized Agent**  
State of TX, County of **Dallas**

By:   
**Tina K. Sandor-Provencher, Vice President**

On **5/8/2017**, before me, **Audrey Trumble**, a Notary Public, personally appeared **MARGARET J. PINTO, Authorized Agent of KEYBANK NATIONAL ASSOCIATION** and **Tina K. Sandor-Provencher, 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: **Audrey Trumble**  
My Commission Expires : **3/30/2021**