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Skagit County Auditor \$92.00
10/12/2017 Page 1 of 3 11:31AM

After recording return to:
Benjamin D. Greenberg
Dorsey & Whitney, LLP
Columbia Center
701 5th Avenue, Suite 6100
Seattle, WA 98104-7043

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SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE OF DEED OF TRUST

WHEREAS, that certain Deed of Trust described below, conveying real property situated in the Country of Skagit, State of Washington (the "Deed of Trust"), and more fully described in the Deed Of Trust and in Exhibit A hereto, provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed;

Original Trustors: Ryan Wesley Walker, a single person and Daniel Walker and Lisa Walker, husband and wife.
Original Trustee: Routh, Crabtree, Olsen – James Miersma
Current Beneficiary: U.S. Bank National Association
Date of Deed of Trust: October 21, 2015
Date Recorded: October 27, 2015 under Auditor's File number 201510270036, records of Skagit County, Washington.
Property Address: 8615 Garden of Eden Road, Sedro-Woolley, WA 90084
County of Skagit, State of Washington. (L 30037, P 30441)

WHEREAS, the beneficiary under the Deed of Trust, being satisfied that the remaining real property secured by the Deed of Trust will be satisfactory, authorized said Trustee to reconvey a portion of the real property secured by the Deed of Trust by way of settlement of a certain legal dispute.

NOW THEREFORE, U.S. Bank National Association, which has an office located at 4801 Frederica Street, Owensboro, Kentucky, 42301, being the present legal owner and holder of the indebtedness secured by the Deed of Trust, does hereby substitute and appoint Amber Kaye Montgomery, as Trustee, and as Trustee does hereby reconvey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the following legally described portion of the estate held by the undersigned in and to said described premises by virtue of the Deed of Trust:

Real property to be reconveyed:

A portion of the real property legally described in Exhibit A hereto, and in the Deed of Trust, specifically that portion described as follows:

Beginning at the intersection of the Easterly boundary of Garden of Eden Road with the northerly boundary of the property described in Exhibit A attached hereto, thence Southerly along the Easterly boundary of Garden of Eden Road, a distance of 30.01 feet; thence Easterly a distance of 300.43 feet along a line parallel with the Northerly boundary of the property described in Exhibit

EXHIBIT A

The land referred to in this Exhibit is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 14, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway right-of-way as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington;

EXCEPT the West 320.00 feet (as measured at right angles to the West line of said East $\frac{1}{2}$) of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 14, Township 35 North, Range 4 East, W.M.;

AND TOGETHER WITH the South 20.00 feet of the following described tract:

The West 320.00 feet (as measured at right angles to the West line of the following described tract) of that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 14, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway right-of-way as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M., lying South of the Northern Pacific Railway as conveyed by deed recorded August 25, 1913, under Auditor's File No. 98046, records of Skagit County, Washington.