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Case Nbr: 36682502

Ref Number: 96473101995997

Tax ID: P48293&360326-0010-0110
12/25/2017

Property Address:

16084 Tulip Ln
Bow, WA 98232-8517

WA0-R-ST 36682502 11/14/2017 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Audrey Trumble
855-369-2410
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 KEYBANK USA NATIONAL ASSOCIATION.

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: BRUCE R. SEXTON HUSBAND RUTH T. SEXTON WIFE
Original Trustee: KEYBANK USA NATIONAL ASSOCIATION
Date of Deed of Trust: 2/26/2004
Loan Amount: \$50,000.00

Recorded in Skagit County, WA on: 3/8/2004, book N/A, page N/A and instrument number 200403080061

Property Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: ALL THAT PARCEL OF LAND IN CITY OF BOW, SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC # 9004030038, ID# 360326-0010-0110, BEING KNOWN AND DESIGNATED AS THE E 200 OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF S26 T36N, R3E, W.M. BEG. AT THE SW CORNER OF SAID SW L/4 OF THE SW L/4 OF SEC. 26; THENCE N 39 DEG 32 E 410.8; THENCE N 89 DEG 53 E 203.36; THENCE N 0 DEG. 47 WEST 614.33 TO THE TRUE POINT OF BEG. OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEG. CONTINUE N 0 DEG 47 W A DISTANCE OF 200; THENCE S 87DEG 40 W 442.88 TO THE CENTERLINE OF THE COLONY RD; THENCE S 14 DEG 08 E 162.23; THENCE S 17DEG 03 E ALONG THE CENTERLINE OF SAID RD TO A POINT THAT BEARS SOUTH 88 DEG 57 WEST FROM THE TRUE POINT OF BEG; THENCE N 88 DEG 57 EAST TO THE TRUE POINT OF BEG. EXCEPT COLONY RD ALONG THE WESTERLY LINE THEREOF, EXCEPTING FROM ALL OF THE ABOVE, THE S 100 OF THE W 80 THEREOF. ABBRV: PTN OF THE SW 1/4 OF THE SW 1/4 OF SEC 26, T26N, R3E, W.M.

UNNOTARIALIZED DOCUMENT

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/14/2017


KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By:  _____

Shannon Mckenzie, Authorized Signer


State of TX, County of Dallas

By:  _____

Chandra Bhattarai, Vice President

On 11/14/2017, before me, **Debbie Gayle Martinez**, a Notary Public, personally appeared **Shannon Mckenzie, Authorized Signer** of **KEYBANK NATIONAL ASSOCIATION** and **Chandra Bhattarai, 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: **Debbie Gayle Martinez**

My Commission Expires : 1/2/2018

