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Case Nbr: 36701676
Ref Number: 8000324551

Tax ID: P108767
5/30/2017
Property Address:
1912 36th St
Anacortes, WA 98221-4716
WA0-R-ST 36701676 11/30/2017 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Tina K. Sandor-Provencher
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

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 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: USAA FEDERAL SAVINGS BANK
Made By: STEPHEN A. FLAHERTY AND SUZANNE NIXON FLAHERTY, NOT AS BORROWER, NOT AS OWNER, BUT JOINING HEREIN SOLEY FOR THE PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE PROPERTY, HUSBAND AND WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 3/5/2014
Loan Amount: \$53,000.00

Recorded in Skagit County, WA on: 4/3/2014, book N/A, page N/A and instrument number 201404030008

Property Legal Description:
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 75, "PLAT OF HORIZON HEIGHTS DIVISION NO. IV", AS PER PLAT FILED IN VOLUME 16 OF PLATS, PAGES 105 AND 106, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 75, HORIZON HEIGHTS DIV. NO 4 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P108767

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **11/30/2017**

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Audrey B Trumble, Vice President
State of TX, County of ~~Dallas~~

By: 

Debbie Martinez, Vice President

On **11/30/2017**, before me, **Chandra Bhattarai**, a Notary Public, personally appeared **Audrey B Trumble, Vice President of USAA FEDERAL SAVINGS BANK** and **Debbie Martinez, 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: **Chandra Bhattarai**
My Commission Expires : **6/26/2021**

