



201712130046

Skagit County Auditor \$91.00
12/13/2017 Page 1 of 2 10:38AM

When recorded mail to:
CoreLogic
Lien Release, P.O. Box 9232
Coppell, TX 75019-9787

This space for Recorder's use



Case Nbr: 36710554

Ref Number: 96473102339981

Tax ID: P121353

1/19/2018

Property Address:

1324 Cascadia Dr

Sedro Woolley, WA 98284-7447

WA0-R-ST 36710554 12/6/2017 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Tina K. Sandor-Provencher
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 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: VITALIY V. BAYDAK HUSBAND MARYNA A. BAYDAK WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 10/20/2006
Loan Amount: \$27,000.00

Recorded in Skagit County, WA on: 11/13/2006, book N/A, page N/A and instrument number 200611130135

Property Legal Description:

LOT 18, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 29, 2004 UNDER AUDITOR'S NUMBER 20041290095, RECORDS OF SKAGIT COUNTY, WASHINGTON. EASEMENTS, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: JULY 17, 1946 AUDITOR'S NO (S): 394047, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF: UNITED STATES OF AMERICA FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES AFFECTS: A STRIP OF LAND 125 FEET IN WIDTH, THE BOUNDARIES OF SAID STRIP LYING 62.5 FEET DISTANT FROM, ON EACH SIDE OF, AND PARALLEL TO THE SURVEY LINE OF THE ARLINGTON-BELLINGHAM TRANSMISSION LINE AS NOW LOCATED AND STAKED EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S); RECORDED: AUGUST 7, 1963 AUDITOR'S NO(S): 639321, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF: UNITED STATES OF AMERICA FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES AFFECTS: A STRIP OF LAND 137.5 FEET IN WIDTH, THE BOUNDARIES OF SAID STRIP LYING 62.5 FEET DISTANT EASTERLY FROM AND 75 FEET DISTANT WESTERLY FROM, AND PARALLEL WITH SAID SURVEY LINE FOR THE SNOHOMISH- BLAINE NO. 1 TRANSMISSION LINE, AS SAID SURVEY LINE BEING NOW LOCATED AND SKATED EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT (S); RECORDED: SEPTEMBER 20, 1955 AUDITOR'S NO(S): 525118, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES AFFECTS: SOUTH 20 FEET OF THE WEST 165 FEET EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT; RECORDED: APRIL 7, 2003 AUDITOR'S NO(S): 200304070119, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: UNDERGROUND ELECTRIC SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES AFFECTS: SAID PREMISES AND OTHER PROPERTY EASEMENT, INCLUDING THE TERMS

AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT; RECORDED: FEBRUARY 2, 2004 AUDITOR'S NO(S): 200402020108, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: UNDERGROUND ELECTRIC SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES AFFECTS: EASEMENT NO. 1: ALL STREET, ALLEY AND ROAD RIGHTS-OF-WAY AN ACCESS EASEMENTS AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY, (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.) EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET, ALLEY AND ROAD RIGHTS-OF-WAY. EASEMENT CONTAINED IN DEDICATION OF SAID PLAT; FOR: ALL NECESSARY SLOPES FOR CUTS AND FILLS AFFECTS: ANY PORTIONS OF SAID PREMISES WHICH ABUT UPON STREETS, AVENUES, ALLEYS AND ROADS EASEMENT PROVISIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS: EASEMENT NOTE: THIS 30 FEET WIDE EASEMENT AS DEPICTED WITHIN TRACT "A" IS A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF SEDRO WOOLLEY. AT THE TIME OF THIS PLAT RECORDING, A PUBLIC SANITARY SEWER LINE HAS BEEN INSTALLED WHICH IS AN EXTENSION OF THE CITY'S SANITARY SEWER SYSTEM. THIS SEWER LINE IS RESTRICTED TO SERVING ONLY THE 24 LOTS BEING PLATTED AND ANY FUTURE DEVELOPMENT WITHIN TRACT "B". NO EXTENSION OF THIS SEWER OR ANY OTHER IMPROVEMENTS WITHIN THIS EASEMENT MAY BE MADE WITHOUT CITY APPROVAL. EASEMENT DELINEATED ON THE FACE OF SAID PLAT; FOR: UTILITIES AFFECTS: THE EXTERIOR 10 FEET ADJACENT TO STREET EASEMENT DELINEATED ON THE FACE OF SAID PLAT; FOR: UTILITIES AFFECTS: THE EASTERLY 10 FEET OF LOTS 1, 3, 4, 5, 6 AND 7; VARIOUS DISTANCES IN THE EASTERLY PORTION OF LOTS 8, 9, 10, 11, 12 AND 13 EASEMENT DELINEATED ON THE FACE OF SAID PLAT; FOR: BONNEVILLE POWER ADMIN. AFFECTS: THE WESTERLY PORTIONS OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 SITUATED IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV. LEGAL: LOT 18 SAUK MOUNTAIN VIEW ESTATES NORTH PH 2 A' S 200401290095 PERMANENT PARCEL NUMBER: P121353 VITALIY V. BAYDAK AND MARYNA A. BAYDAK, HUSBAND AND WIFE 1324 CASCADIA DRIVE, SEDRO WOOLLEY WA 98284

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/6/2017

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

Mirkeishla King, Authorized Signer

State of TX, County of Dallas

By: _____

Chandra Bhattacharj, Vice President

On 12/6/2017, before me, Debbie Gayle Martinez, a Notary Public, personally appeared Mirkeishla King, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Chandra Bhattacharj, 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

