

After recording return to:
Benjamin Greenberg
c/o Dorsey & Whitney, LLP
701 Fifth Ave., Ste. 6100
Seattle, WA 98104
(206) 903-5442



201801110054

Skagit County Auditor
1/11/2018 Page

1 of

\$151.00
4 2:41PM

DOCUMENT TITLE

Amended and Substituted Partial Reconveyance of Deed of Trust and Substitution of Trustee

REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED

201510270036 & 201710120028

GRANTOR(S) *(Last name, first name and initials)*

1. **U.S. Bank National Association**
2. **Mueller, Renee J.**

GRANTEE(S) *(Last name, first name and initials)*

1. **Walker, Ryan Wesley**
2. **Walker, Daniel P.**
3. **Walker, Lisa S.**

LEGAL DESCRIPTION *(Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).*

Portion of Section 14, Township 35 North, Range 4 East, W.M.

Situated in County of Skagit, State of Washington

ASSESSOR'S PARCEL/TAX I.D. NUMBER

P36637/350414-4-001-0000 & P36441/350413-2-010-0004

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

Above Space is Reserved for Recording Purposes Only

AMENDED AND SUBSTITUTED PARTIAL RECONVEYANCE OF DEED OF TRUST AND SUBSTITUTION OF TRUSTEE

WHEREAS, on October 12, 2017 an instrument entitled Substitution of Trustee and Partial Reconveyance of Deed of Trust was recorded under Auditor's File No. 201710120028 ("Partial Reconveyance") relating to the real property situated in the County of Skagit, State of Washington, assigned Tax Parcel Nos. P36637 and P36441, and more fully described herein. The legal description in the Partial Reconveyance of the property that is partially reconveyed was incorrect, in part, and therefore has been amended in this instrument. This Amended and Substituted Partial Reconveyance of Deed of Trust and Substitution of Trustee shall hereby revoke and substitute for the Partial Reconveyance.

WHEREAS, that certain Deed of Trust described below, conveying real property situated in the County of Skagit, State of Washington (the "Deed of Trust"), and more fully described in the Deed Of Trust, 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 No. 201510270036, records of Skagit County, Washington
Property Address:	8615 Garden of Eden Road, Sedro-Woolley, WA 90084 County of Skagit, State of Washington
Tax Parcel Nos.:	P36637, P36441

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 Renee J. Mueller, 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:

That portion of Parcel "A" of the real property described on the Deed of Trust recorded as Auditor's File No. 201510270036 described as follows:

Beginning at the southeast corner of the tract of real property conveyed to Peter Hurd, et al, by deed recorded on October 4, 2000 in Skagit County Auditor's File No. 200010040069; thence south along the southerly extension of the easterly line of said tract, a distance of 30.04 feet, more or less, to a point which lies 30.00 feet south (when measured at right angles) from the south line of said tract; thence westerly parallel with and 30.00 feet south (when measured at right angles) of the south line of said tract, to the east line of Garden of Eden Road, thence north along the east line of Garden of Eden Road, to the southwest corner of said tract, thence easterly along the south line of said tract, to the point of beginning.

All of the above being a portion of the Southeast 1/4 of the Northeast 1/4 and of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

