



201801120005

Skagit County Auditor

\$91.00

1/12/2018 Page

1 of

2 10:21AM

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

This space for Recorder's use



Case Nbr: 36748719

Ref Number: 8024587001

Tax ID: P36066

2/25/2018

Property Address:

7554 VALLEY VIEW RD

SEDRO WOOLLEY, WA 982848112

WA0-R-ST 36748719 1/8/2018 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Tina K. Sandor-Provencher
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 **CHICAGO 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: **NAVY FEDERAL CREDIT UNION**
Made By: **BENSON J STILES AND TESSA D STILES, HUSBAND AND WIFE**
Original Trustee: **CHICAGO TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/26/2015**
Loan Amount: **\$30,000.00**

Recorded in **Skagit County, WA** on: **9/14/2015**, book **N/A**, page **N/A** and instrument number **201509140086**

Property Legal Description:

THE LEGAL DESCRIPTION ATTACHED HERETO IS A PART OF THE DEED OF TRUST. ALL THAT PARCEL OF LAND IN THE CITY OF SEDRO WOLLEY, SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC # 201207060133, ID # P36066, BEING KNOWN AND DESIGNATED AS LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 142-79, APPROVED MAY 2, 1980 AND RECORDED MAY 2, 1980 IN VOLUME 4 OF SHORT PLATS, PAGE 74, UNDER AUDITOR'S FILE NO. 8005020014, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.; TOGETHER WITH THAT PORTION OF LOT 2 OF SAID SHORT PLAT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 05 DEGREES 54' 13" EAST ALONG THE WEST MARGINAL LINE OF VALLEY VIEW ROAD, A DISTANCE OF 102.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 43 DEGREES 07' 07" WEST ALONG THE SOUTH WESTERLY MARGINAL LINE OF THE NON-EXCLUSIVE UTILITY EASEMENT AND EXCLUSIVE ACCESS EASEMENT FOR TRACTS 1, 2 AND 3 OF SKAGIT COUNTY SHORT PLAT NO. 128-78, ENTITLED "VALLEY VIEW ESTATES DIVISION NO. III", RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 49, AS APPROVED DECEMBER 8, 1978, A DISTANCE OF 49.26 FEET; THENCE NORTH 21 DEGREES 06' 12" WEST ALONG SAID EASEMENT'S SOUTHWESTERLY MARGINAL LINE A DISTANCE OF 101.25 FEET; THENCE NORTH 60 DEGREES 19' 19" EAST A DISTANCE OF 85.88 FEET; THENCE SOUTH 89 DEGREES 23' 55" EAST TO THE WEST MARGINAL LINE OF SAID VALLEY VIEW ROAD A DISTANCE OF 100.42 FEET; THENCE SOUTH 55 DEGREES 54' 28" WEST ALONG SAID WEST MARGINAL LINE A DISTANCE OF 71.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.47 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEGREES 00' 15" AND AN ARC LENGTH OF 77.21 FEET TO ITS POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 54' 13" WEST ALONG SAID WEST MARGINAL LINE A DISTANCE OF 67.79 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; EXCEPT THAT PORTION OF LOT 3 OF SAID SHORT PLAT, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 29 DEGREES 40' 41" WEST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 119.04 FEET; THENCE

SOUTH 89 DEGREES 23' 55" EAST TO THE WEST MARGINAL LINE OF THE NON-EXCLUSIVE UTILITY EASEMENT AND EXCLUSIVE ACCESS EASEMENT FOR TRACTS 1, 2 AND 3 OF SAID "VALLEY VIEW ESTATES, DIVISION NO. III, A DISTANCE OF 183.73 FEET; THENCE SOUTH 21 DEGREES 06' 12" EAST ALONG SAID EASEMENT'S SOUTHWESTERLY MARGINAL LINE A DISTANCE OF 26.70 FEET ; THENCE SOUTH 60 DEGREES 19' 19" WEST A DISTANCE OF 154.69 FEET TO THE POINT OF BEGINNING; ALL BEING A PORTION OF TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 128-78 ENTITLED 'VALLEY VIEW ESTATES DIVISION NO. III", AS APPROVED DECEMBER 8, 1978, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 49, IN SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. BY FEE SIMPLE DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 AS SET FORTH IN DEED DOC # 201207060133, DATED 06/19/2012 AND RECORDED 07/06/2012, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/8/2018**

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: Mirkeishla King
Mirkeishla King, Authorized Agent
State of TX, County of Dallas

By: Debbie Martinez
Debbie Martinez, Vice President

On 1/8/2018, before me, **Chandra Bhattarai**, a Notary Public, personally appeared **Mirkeishla King, Authorized Agent** of **NAVY FEDERAL CREDIT UNION** 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.

Chandra Bhattarai
Notary Public: **Chandra Bhattarai**
My Commission Expires : **6/26/2021**

