



201805210031

05/21/2018 08:55 AM Pages: 1 of 2 Fees: \$91.00
Skagit County Auditor

When recorded mail to:
- CoreLogic
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Coppell, TX 75019-9787

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Case Nbr: 37005553
Ref Number: 4731028742869

Tax ID: P41738
6/17/2018

Property Address:
31821 S Skagit Hwy
Sedro Woolley, WA 98284-8616

WA0-R-ST 37005553 5/16/2018 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: VICKI L. LEDERLE, MARRIED CHARLES W. LEDERLE, MARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 9/11/2014
Loan Amount: \$90,125.00

Recorded in Skagit County, WA on: 10/7/2014, book N/A, page N/A and instrument number 201410070029

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 20, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE SOUTH SKAGIT HIGHWAY AND BARBEN ROAD, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: 1. THE NORTH 990 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 AS CONVEYED TO DONALD L. WALKER ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 772883. 2. THE SOUTH 20 FEET OF THE EAST 150 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 17, 1930, IN VOLUME 156 OF DEEDS, PAGE 132, RECORDS OF SKAGIT COUNTY. 3. A 33 FOOT STRIP OF LAND ON OR NEAR THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, AS CONVEYED TO JAMES MARCHANT BY DEED RECORDED AUGUST 10, 1912, IN VOLUME 89 OF DEEDS, PAGE 207, RECORDS OF SKAGIT COUNTY. 4. THAT PORTION OF THAT EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, LYING WITHIN A 25 FOOT STRIP ALONG THE SOUTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513677. BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 9508100038 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. LESS AND EXCEPT: SE 1/4 SE 1/4 LESS ROAD AND E 1/2 SW 1/4 SE 1/4 LESS ROAD R/W LESS N 990 FT LOCATED IN TWN 35 N, RGE 6 E, SECTION 20, BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201306140091 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. ABBREVIATED LEGAL: PTN. SEC. 20, T35N, R6E

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/16/2018

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: [Signature]
Shannon Mckenzie, Authorized Signer
State of TX, County of Dallas

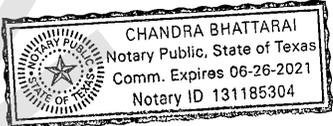
By: [Signature]
Stephanie Dorsey, Vice President

On 5/16/2018, before me, Chandra Bhattarai, a Notary Public, personally appeared Shannon Mckenzie, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Stephanie Dorsey, 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.

[Signature]

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



UNRECORDED INSTRUMENT