



201805250053

05/25/2018 11:01 AM Pages: 1 of 3 Fees: \$92.00
Skagit County Auditor

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

This space for Recorder's use



Case Nbr: 37020281

Ref Number: 96473102998934

Tax ID: 3867-000-002-1509

6/25/2018

Property Address:

10763 Peter Anderson Rd
Burlington, WA 98233-4720

WA0-R-ST 37020281 5/22/2018 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Audrey Trumble
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: LESLIE R. PETERSEN , MARRIED SHERRY A. PETERSEN ,
MARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 9/7/2016
Loan Amount: \$100,000.00

Recorded in Skagit County, WA on: 10/6/2016, book N/A, page N/A and instrument number 201610060041

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL "A" THAT PORTION OF THE BELOW DESCRIBED TRACTS A, B, C, AND D MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28 TOWNSHIP 35 NORTH RANGE 4 EAST W.M. (SOUTH 1/4 CORNER) AS SHOWN ON THAT CERTAIN SHORT PLAT NO. PPT-92-006 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9210190078; THENCE NORTH 2 DEG. 01' 38" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 28 FOR A DISTANCE OF 1866.74 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 28 ALSO BEING THE NORTHEAST OF SHORT PLAT NO. 30-88 RECORDED UNDER AUDITOR'S FILE NO. 8811100003 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEG. 58' 23" WEST ALONG THE NORTH LINE OF SAID SHORT PLAT NO. 30-18 FOR A DISTANCE OF 21.72 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY MARGIN OF PETER ANDERSON ROAD, AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 30-88; THENCE SOUTH 0 DEG. 34' 07" WEST ALONG SAID EAST MARGIN OF THE PETER ANDERSON ROAD FOR A DISTANCE OF 280.62 FEET MORE OR LESS TO A POINT THAT IS 30.00 FEET NORTH (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE SOUTH LINE OF THE NORTH 1/2 OF THE WEST 12 OF TRACT 2 "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS PAGE 49 RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTH 88 DEG. 38' 29" EAST PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 394.09 FEET; THENCE NORTH 1 DEG. 21' 31" EAST FOR A DISTANCE OF 284.24 FEET MORE OR LESS TO THE NORTH LINE OF SAID NORTH 1/2 OF THE WEST 1/2 OF SAID TRACT 2 "PLAT OF BURLINGTON ACREAGE PROPERTY" AT A POINT BEARING SOUTH 89 DEG. 07' 09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEG. 07' 09" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 376.26 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. TRACT "A" THE NORTH 1/2 OF THE WEST 1/2 OF TRACT 2 "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS PAGE 49 RECORDS OF SKAGIT

COUNTY WASHINGTON, TOGETHER WITH THAT PORTION OF ANDERSON ROAD NO. 2523 AS VACATED BY RESOLUTION NO. 4222 DATED SEPTEMBER 20, 1966 ABUTTING THEREON. TRACT "B" THAT PORTION OF LOT 2 SHORT PLAT NO. 30-88 APPROVED OCTOBER 27, 1988 RECORDED NOVEMBER 10, 1988 IN VOLUME 8 OF SHORT PLATS PAGE 87 UNDER AUDITOR'S FILE NO. 8811100003; AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 TOWNSHIP 35 NORTH RANGE 4 EAST, W.M. WHICH LIES EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF PETER ANDERSON ROAD AS SHOWN ON THE FACE OF SAID SHORT PLAT. TRACT "C" EXHIBIT "A" LEGAL DESCRIPTION PAGE: 2 OF 3 ACCOUNT#: 24778847 INDEX #: ORDER DATE : 08/05/2016 REGISTERED LAND: REFERENCE : 162171319230C PARCEL #: 3867-000-002-1509 NAME : LESLIE R. PETERSEN SHERRY A. PETERSEN DEED REF : 201405090118 THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS-BUILT AND EXISTING RIGHT OF WAY FOR PETER ANDERSON ROAD AND LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 1/2 OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 307 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO GORDON J BRECHT AND LEOTA BRECHT, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 20, 1970, UNDER AUDITOR'S FILE NO. 745975; THENCE WEST ALONG THE SOUTH LINE OF SAID BRECHT TRACT AND SAID LINE PRODUCED WEST, A DISTANCE OF 160 FEET; THENCE NORTH 100 FEET TO A POINT 10 FEET WEST OF THE NORTHWEST CORNER OF SAID BRECHT TRACT; THENCE WEST ALONG A LINE WHICH IS PARALLEL TO AND 207 FEET SOUTH OF THE NORTH LINE OF THE AFOREMENTIONED SUBDIVISION TO A POINT WHICH IS 354 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING ON THE EAST LINE OF A TRACT SOLD UNDER CONTRACT TO HARRY E. SCHERBINSKE, ET UX, RECORDED DECEMBER 8, 1969, UNDER AUDITOR'S FILE NO. 733790; THENCE SOUTHERLY ALONG THE EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, OF SAID SCHERBINSKE TRACT, TO A POINT 200 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG A LINE WHICH IS 200 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH TO THE POINT OF BEGINNING. TRACT "D" THAT PORTION OF THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS-BUILT AND EXISTING RIGHT OF WAY FOR PETER ANDERSON ROAD; THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 354 FEET THEREOF, ALSO EXCEPT THE SOUTH 200 FEET THEREOF, AND ALSO EXCEPT THE NORTH 207 FEET THEREOF. ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. BEING A PART OF THE SAME PROPERTY BEING CONVEYED IN DEED 201405090118 OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON RECORDS. EXHIBIT "A" LEGAL DESCRIPTION PAGE: 3 OF 3 ACCOUNT #: 24778847 INDEX #: ORDER DATE : 08/05/2016 REGISTERED LAND: REFERENCE : 162171319230C PARCEL #: 3867-000-002-1509 NAME : LESLIE R. PETERSEN SHERRY A. PETERSEN DEED REF : 201405090118 ABBREVIATED LEGAL: PARCEL A, S1/2, NE1/4, SW1/4, S28, T35N, R4E W.M., DEED 201405090118, PAR. 3867-000-002-1509 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. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201405090118, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/22/2018**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Stephanie D. Dorsey, Authorized Signer

State of **TX**, County of **Dallas**

By: 

Chandra Bhattarai, Vice President

On **5/22/2018**, before me, **Debbie Martinez**, a Notary Public, personally appeared **Stephanie D. Dorsey, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Chandra Bhattarai, 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 Martinez**
My Commission Expires : **1/2/2022**

