



**201805290038**

05/29/2018 08:56 AM Pages: 1 of 2 Fees: \$91.00  
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: 37003326  
Ref Number: 8020444835

Tax ID: 46410000180007  
7/6/2018

Property Address:  
**3805 STERLING PL**  
**ANACORTES, WA 98221**

WA0-R-ST 37003326 5/23/2018 LRP001

Recording Requested By:  
**Navy Federal Credit Union**  
Prepared By:  
**Audrey Trumble**  
**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 **GUARDIAN NORTHWEST TITLE**.

**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: **SAMUEL T HILYER, AND NATALIE T HILYER, HUSBAND AND WIFE**  
Original Trustee: **GUARDIAN NORTHWEST TITLE**  
Date of Deed of Trust: **12/12/2012**  
Loan Amount: **\$259,200.00**


Recorded in **Skagit County, WA** on: **12/19/2012**, book **N/A**, page **N/A** and instrument number **201212190006**

Property Legal Description:

**LOT 18, OF PLAT "STERLING PLACE", APPROVED NOVEMBER 28, 1994 AND RECORDED UNDER AUDITOR'S FILE NO. 9412010072 IN VOLUME 16 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID "STERLING PLACE"; THENCE SOUTH 89 DEGREES 28'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 129.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 30'39" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., A DISTANCE OF 16.50 FEET TO THE SOUTH LINE OF THE NORTH 16.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; BEING THE NORTHEAST CORNER OF TRACT "H" OF THE "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", RECORDED UNDER AUDITOR'S FILE NO. 9509110092, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89 DEGREES 28'31" WEST, ALONG THE SOUTH LINE OF THE NORTH 16.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 129.73 FEET TO A POINT LYING SOUTH 00 DEGREES 31'29" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31'29" EAST A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/23/2018**

**NAVY FEDERAL CREDIT UNION**


By:   
**Stephanie D. Dorsey, Authorized Agent**  
State of TX, County of Dallas

**Nationwide Trustee Services, Inc., A Washington Corporation**

By:   
**Tina K. Sandor-Provencher, Vice President**

On **5/23/2018**, before me, **Debbie Martinez**, a Notary Public, personally appeared **Stephanie D. Dorsey, Authorized Agent of NAVY FEDERAL CREDIT UNION** and **Tina K. Sandor-Provencher, 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**

