



201808270079

08/27/2018 10:35 AM Pages: 1 of 2 Fees: \$118.00
Skagit County Auditor

After Recording Return to:
CoreLogic
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Coppell, TX 75019-9787

This space for Recorder's use



Case Nbr: 37162391
Ref Number: 8000430580

Tax ID: P80356
10/20/2018

Property Address:
1918 38TH ST
ANACORTES, WA 98221

WA0-R-ST 37162391 8/23/2018 LRP001

Recording Requested By:
USAA

Prepared By:
Audrey Trumble
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, 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: **USAA FEDERAL SAVINGS BANK**
Made By: **BEECHER SNIPES III AND SAMANTHA J. SNIPES, HUSBAND AND WIFE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **12/30/2014**
Loan Amount: **\$25,000.00**

Recorded in Skagit County, WA on: 1/30/2015, book N/A, page N/A and instrument number **201501300063**

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 24, HORIZON HEIGHTS ADDITION DIV. NO. I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME II OF PLATS, PAGE 90, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: HORIZON HEIGHTS ADDITION DIV. NO. I, LOT # 24 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P80356

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/23/2018**

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Tina K. Sandor-Provencher, Vice President
State of TX, County of Dallas

By: 
Stephanie Dorsey, Vice President

On **8/23/2018**, before me, **Debbie Martinez**, a Notary Public, personally appeared **Tina K. Sandor-Provencher, Vice President of USAA FEDERAL SAVINGS BANK** 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.


Notary Public: **Debbie Martinez**
My Commission Expires : **1/2/2022**

