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Case Nbr: 37185731  
Ref Number: 0096473102938505

Tax ID: P69386  
10/10/2018  
Property Address:  
Sinclair Isle Trs Div 1 LOT 5  
Sinclair Island, WA 98233  
WA0-R-ST 37185731 9/14/2018 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: BRAD H. EDWARDS, MARRIED LISA K. EDWARDS, MARRIED  
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Date of Deed of Trust: 9/22/2015  
Loan Amount: \$250,000.00

Recorded in Skagit County, WA on: 10/8/2015, book N/A, page N/A and instrument number 201510080027


Property Legal Description:


SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 5, 'SINCLAIR ISLE TRACTS DIVISION 1', AS PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 61, IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON. 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 VOLUME 1483, PAGE 0296, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: LTS 'SINCLAIR ISLE TRACTS DIV. 1 VOL 8 PG61; PARCEL NO. P69386, DOC. 9510100120

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 9/14/2018

**KEYBANK NATIONAL ASSOCIATION**


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

By:   
**Naima Smair, Authorized Signer**  
State of TX, County of Dallas

By:   
**Chandra Bhattarai, Vice President**

On 9/14/2018, before me, **Debbie Martinez**, a Notary Public, personally appeared **Naima Smair, 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

