

201809210025  
09/21/2018 10:09 AM Pages: 1 of 2 Fees: \$116.00  
Skagit County Auditor

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

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Case Nbr: 37187318  
Ref Number: 96473102252644

Tax ID: P75531  
10/16/2018

Property Address:  
614 Sterling St  
Sedro Woolley, WA 98284-1908

WA0-R-ST 37187318 9/17/2018 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
Shannon McKenzie  
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: **DOUGLAS A FRANKLIN HUSBAND JOYCE E FRANKLIN WIFE**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **2/2/2006**  
Loan Amount: **\$73,500.00**

Recorded in **Skagit County, WA** on: **2/17/2006**, book **N/A**, page **N/A** and instrument number **200602170087**

Property Legal Description:

**WEST 10 FEET OF LOT 12, ALL OF LOT 13 AND LOT 14, BLOCK 21, "PLAT OF TOWN OF SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THEREFROM THE WEST 26 FEET OF SAID LOT 14. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV. LEGAL: W 10 FT LOT 12 LOT 13-14 BLK 21 PLAT OF TOWN OF SEDRO VOL 1 PG 17 PERMANENT PARCEL NUMBER; P75531 DOUGLAS FRANKLIN AND JOYCE FRANKLIN, HUSBAND AND WIFE 614 STERLING STREET, SEDRO WOOLLEY WA 98284**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/17/2018**

**KEYBANK NATIONAL ASSOCIATION**

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

By: 

**Audrey B. Trumble, Authorized Signer**  
State of TX, County of Dallas

By: 

**Debbie Martinez, Vice President**

On **9/17/2018**, before me, **Chandra Bhattarai**, a Notary Public, personally appeared **Audrey B. Trumble, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Debbie Martinez, 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: **Chandra Bhattarai**  
My Commission Expires : **6/26/2021**

