

**201810090054**10/09/2018 09:49 AM Pages: 1 of 2 Fees: \$116.00  
Skagit County Auditor

After Recording Return to:  
**CoreLogic**  
**Lien Release, P.O. Box 9232**  
**Coppell, TX 75019-9787**

This space for Recorder's use



Case Nbr: 37205187

Ref Number: 96473103061943

Tax ID: P60699

11/4/2018

Property Address:

7106 San Juan Hill Ln

Anacortes, WA 98221-8306

WA0-R-ST 37205187 10/4/2018 LRP002

Recording Requested By:  
**Key Bank National Association**

Prepared By:  
**Stephanie Dorsey**  
**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: **FREDERICK MERCER, MARRIED HTTA FREDERICK R. MERCER JR WILLA L. COBB, MARRIED**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **6/22/2017**  
Loan Amount: **\$25,000.00**

Recorded in **Skagit County, WA** on: **7/24/2017**, book **N/A**, page **N/A** and instrument number ...  
**201707240114**


Property Legal Description:

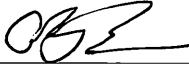
**SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: LOTS 11 THROUGH 20, INCLUSIVE, BLOCK 14, "FIDALGO BAY ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, DEED 201504070086 PARCEL: P60699 SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND 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 PART OF THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201504070086, 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 **10/4/2018**

**KEYBANK NATIONAL ASSOCIATION**

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

By:   
**Chandra Bhattarai, Authorized Signer**  
State of TX, County of Dallas

By:   
**Audrey B Trumble, Vice President**

On **10/4/2018**, before me, **Debbie Martinez**, a Notary Public, personally appeared **Chandra Bhattarai, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Audrey B Trumble, 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**

