

**201904120002**04/12/2019 08:37 AM Pages: 1 of 3 Fees: \$117.00
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: 37364756

Ref Number: 8025398267

Tax ID: P122040,340114-3-004-0300
5/18/2019

Property Address:

14869 COTTAGE LN

ANACORTES, WA 98221

WA0-R-ST37364756 4/8/2019 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Tina K. Sador-Provencher
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 **TICOR TITLE 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: **NAVY FEDERAL CREDIT UNION**
Made By: **STEVE K LLOYD AND JULIE B DRAKE, HUSBAND AND WIFE**
Original Trustee: **TICOR TITLE COMPANY**
Date of Deed of Trust: **3/25/2016**
Loan Amount: **\$635,920.00**

Recorded in **Skagit County, WA** on: **3/31/2016**, book **N/A**, page **N/A** and instrument number **201603310067**

Property Legal Description:


THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AND THAT PORTION OF THE WEST 66.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 (WEST 1/4 CORNER) OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 0 DEGREES 21 FEET 23 INCHES WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,362.06 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 26 FEET 35 INCHES EAST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 812.96 FEET, TO THE NORTHEAST CORNER OF THE CERTAIN PARCEL CONVEYED TO KELLEY HUNGERFORD AND RICHARD S. HUNGERFORD, WIFE AND HUSBAND, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200510110170 AND BEING THE TRUE POINT OF BEGINNING: THENCE CONTINUE SOUTH 89 DEGREES 26 FEET 35 INCHES EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 554.87 FEET, MORE OR LESS, TO A POINT BEARING NORTH 89 DEGREES 26 FEET 35 INCHES WEST AND A DISTANCE OF 40.00 FEET FROM THE NORTHEAST CORNER OF THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 25 DEGREES 46 FEET 08 INCHES WEST PARALLEL WITH THE EASTERLY LINE OF SAID HUNGERFORD PARCEL FOR A DISTANCE OF 745.11 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE NORTH 89 DEGREES 49 FEET 08 INCHES WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,048.09 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF: THENCE NORTH 0 DEGREES 21 FEET 23 INCHES EAST ALONG THE WESTLINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 150.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID HUNGERFORD PARCEL; THENCE ALONG THE SOUTH LINE OF SAID HUNGERFORD PARCEL AS FOLLOWS: SOUTH 89 DEGREES 49 FEET 08 INCHES EAST FOR A DISTANCE OF 180.00 FEET; THENCE SOUTH 0 DEGREES 21 FEET 23 INCHES WEST FOR A


DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 49 FEET 08 INCHES EAST FOR A DISTANCE OF 359.06 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID HUNGERFORD PARCEL AT A POINT BEARING SOUTH 25 DEGREES 46 FEET 08 INCHES WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 25 DEGREES 46 FEET 08 INCHES EAST ALONG THE EAST LINE OF SAID HUNGERFORD PARCEL FOR A DISTANCE OF 638.27 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENTS A,C,D AND E DESCRIBED AS FOLLOWS: EASEMENT A A 40.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 40.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AND THE WEST 40.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, TOWNSHIP 34 NORTH, RANGE 1, EAST, W.M. EASEMENT C A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 60.00 FEET OF THE SOUTH 210.00 FEET OF THE WEST 150.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. EASEMENT D A 10.00 WIDE WATER LINE EASEMENT, (AND THE MAINTENANCE THEREOF), SAID EASEMENT BEING 5.00 FEET LEFT (WEST) AND 5.00 FEET RIGHT (EAST) OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 (WEST 1/4 CORNER) OF SAID SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 0 DEGREES 21 FEET 23 INCHES WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 2,043.03 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 21 FEET 23 INCHES EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 49 FEET 08 INCHES EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE NORTH 25 DEGREES 10 FEET 27 INCHES EAST FOR A DISTANCE OF 105.00 FEET TO THE TERMINUS OF SAID LINE. EASEMENT E A SEPTIC DRAINFIELD EASEMENT (AND THE MAINTENANCE THEREOF) OVER, UNDER AND ACROSS A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 (WEST 1/4 CORNER) OF SAID SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 0 DEGREES 21 FEET 23 INCHES WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,362.02 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 26 FEET 35 INCHES EAST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 812.96 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIPTION ON EXHIBIT "C" OF BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED TO DONALD M. CALDWELL AND ANN B. CALDWELL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200407230149; THENCE SOUTH 25 DEGREES 46 FEET 08 INCHES WEST ALONG THE WESTERLY LINE OF SAID CALDWELL PARCEL FOR A DISTANCE OF 638.27 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF ALSO BEING A POINT ON THE NORTH LINE OF PARCEL 1 (EXHIBIT "A" OF SAID CALDWELL BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED) AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 FEET 08 INCHES WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 105.12 FEET; THENCE NORTH 25 DEGREES 46 FEET 08 INCHES EAST FOR A DISTANCE OF 344.79 FEET; THENCE SOUTH 89 DEGREES 49 FEET 08 INCHES EAST FOR A DISTANCE OF 105.12 FEET, MORE OR LESS, TO SAID WEST LINE OF CALDWELL TRACT (EXHIBIT "C" CALDWELL BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200407230149); THENCE CONTINUE SOUTH 89 DEGREES 49 FEET 08 INCHES EAST FOR A DISTANCE OF 55.44 FEET; THENCE SOUTH 25 DEGREES 46 FEET 08 INCHES WEST FOR A DISTANCE OF 347.01 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID CALDWELL TRACT (EXHIBIT "C", ALSO BEING THE NORTH LINE OF PARCEL 1, EXHIBIT "A") AT A POINT BEARING SOUTH 87 DEGREES 43 FEET 18 INCHES EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 43 FEET 18 INCHES WEST ALONG THE COMMON LINE OF SAID CALDWELL PARCELS FOR A DISTANCE OF 54.52 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/8/2019**

NAVY FEDERAL CREDIT UNION


Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Shannon McKenzie, Authorized Agent
State of TX, County of Dallas

By: 
Audrey B Trumble, Vice President

On **4/8/2019**, before me, **Stephanie Dorsey**, a Notary Public, personally appeared **Shannon McKenzie, Authorized Agent of NAVY FEDERAL CREDIT UNION** 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: **Stephanie Dorsey**
My Commission Expires : **7/15/2020**

