

**201904150006**04/15/2019 08:38 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: 37366733

Ref Number: 8024184999

Tax ID: 36040630060006

5/25/2019

Property Address:

832 OLD HIGHWAY 99 NORTH RD

BELLINGHAM, WA 98229

WA0-R-ST 37366733 4/10/2019 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Audrey Trumble
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 FIRST AMERICAN TITLE.

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: RICHARD MANESS AND ABBY MANESS, HUSBAND AND WIFE
Original Trustee: FIRST AMERICAN TITLE
Date of Deed of Trust: 7/28/2015
Loan Amount: \$337,095.00

Recorded in Skagit County, WA on: 7/30/2015, book N/A, page N/A and instrument number 201507300092

Property Legal Description:

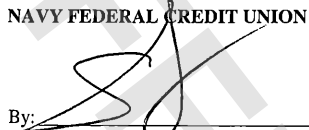
LEGAL DESCRIPTION: REAL PROPERTY IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL "A": THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EASTERLY OF PRIMARY STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON, BY DEED DATED AUGUST 22, 1962, RECORDED SEPTEMBER 25, 1962 UNDER AUDITOR'S FILE NO. 626676, IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M.; PARCEL "B": THE NORTH 1/2 OF GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST WM., TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF GOVERNMENT LOT 7; THENCE NORTH 87° 45'26" WEST, 849.17 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF GOVERNMENT LOT 7 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF GOVERNMENT LOT 7 NORTH 87°45'26" WEST, 457.63 FEET; THENCE SOUTH 52°48'33" EAST, 14.31 FEET; THENCE SOUTH 38°07' 54" EAST, 37.81 FEET; THENCE SOUTH 87°45'26" EAST, 421.40 FEET; THENCE NORTH 02°14'34" EAST, 37.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT STATE HIGHWAY NO. 1; ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF GOVERNMENT LOT 7; THENCE NORTH 01° 26'54" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 7, 100 FEET; THENCE NORTH 87° 45'26" WEST, 140 FEET; THENCE SOUTH 01°26'54" WEST, 100 FEET; THENCE SOUTH 87°45'26" EAST 139.9 FEET TO THE POINT OF BEGINNING. PARCEL "C": THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WESTERLY OF THE STATE HIGHWAY NO. 1, EXCEPT THE SOUTH 5 1/2 ACRES THEREOF, IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M. PARCEL "D": AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M.: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 36 FEET; THENCE NORTHWESTERLY A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 6 THAT IS 36

FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/10/2019**

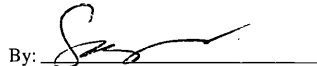
NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Stephanie D. Dorsey, Authorized Agent

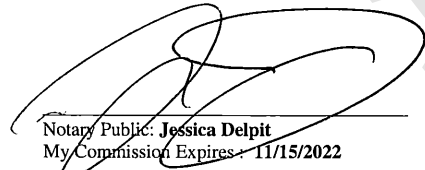
State of TX, County of Dallas

By: 

Shannon Mckenzie, Vice President

On **4/10/2019**, before me, **Jessica Delpit**, a Notary Public, personally appeared **Stephanie D. Dorsey, Authorized Agent of NAVY FEDERAL CREDIT UNION** and **Shannon Mckenzie, 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: **Jessica Delpit**

My Commission Expires: **11/15/2022**

