



201907150044

07/15/2019 08:53 AM Pages: 1 of 2 Fees: \$118.50
Skagit County Auditor

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 37466959
Ref Number: 96473102591555

Tax ID: P48024
8/6/2019

Property Address:
3195 Colony Mountain Dr
Bow, WA 98232-8544

WA0-R-ST 37466959 7/11/2019 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: **JHAN R. HUGHES, MARRIED KAROL L. HUGHES, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/25/2010**
Loan Amount: **\$36,000.00**

Recorded in **Skagit County, WA** on: **9/17/2010**, book **N/A**, page **N/A** and instrument number **201009170038**

Property Legal Description:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS BEGINNING AT A POINT 568.63 FEET SOUTH AND 333.85 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 22 THENCE SOUTH 58 DEGREES 27 35 EAST, 640.52 FEET, THENCE SOUTH 19 DEGREES 2600 WEST, 108.00 FEET THENCE SOUTH 13 DEGREES 0300 WEST, 389.84 FEET THENCE NORTH 47 DEGREES 2500 WEST, 370.44 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1025 FEET THE CENTER OF WHICH CURVE BEARS NORTH 42 DEGREES 3500 EAST THENCE ALONG SAID CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 14 DEGREES 48 00 AN ARC DISTANCE OF 264.77 FEET TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 790 FEET THE CENTER OF WHICH CURVE BEARS SOUTH 57 DEGREES 2300 WEST THENCE ALONG SAID CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 11 DEGREES 2920 AN ARC DISTANCE OF 158.41 FEET THENCE NORTH 26 DEGREES 2033 EAST 267.59 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF WHICH BEARS SOUTH 86 DEGREES 2054 EAST. (ALSO KNOWN AS TRACT 46 OF COLONY MOUNTAIN, AN UNRECORDED PLAT) ABV LEGAL PORTION OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON PARCEL ID P48024

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/11/2019

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Jessica Delpit, Authorized Signer
State of TX, County of Dallas

By: 
Audrey B Trumble, Vice President

On 7/11/2019, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **Jessica Delpit, 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, **Jessica Lynn Lykins**
My Commission Expires : **11/15/2022**

