



201911130003

11/13/2019 08:31 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 37636493
Ref Number: 8000218613

Tax ID: 350332-0-003-0013
1/3/2020

Property Address:
11036 FINCH ST
MOUNT VERNON, WA 98273-8298
WA0-R-ST 37636493 11/7/2019 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Stephanie Dorsey
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, 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: **USAA FEDERAL SAVINGS BANK**
Made By: **DENISE M. DRAGOVICH, AN UNMARRIED WOMAN**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **12/15/2012**
Loan Amount: **\$25,000.00**

Recorded in **Skagit County, WA** on: **12/28/2012**, book **N/A**, page **N/A** and instrument number **201212280084**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY: IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF TRACTS 18 AND 19, "PLAT OF MCKENNA AND ELLIOTT THE SECOND ADDITION TO THE TOWN OF BAY VIEW, SKAGIT COUNTY, STATE OF WASHINGTON", ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 19, 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 19, 470 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 400 FEET, MORE OR LESS, TO THE EAST LINE OF TRACT 18; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID TRACT 18 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACTS 18 AND 19 TO THE TRUE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF VACATED ELLIOTT STREET ADJOINING, WHICH UPON VACATION, ATTACHED TO SAID PREMISES. ASSESSOR'S PARCEL NO: 350332-0-003-0013

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

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Naima Smair, Authorized Officer
State of TX, County of Dallas

By: 
Audrey B Trumble, Vice President

On 11/7/2019, before me, Jessica Lynn Lykins, a Notary Public, personally appeared Naima Smair, Authorized Officer of USAA FEDERAL SAVINGS BANK 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

