



201912060029

12/08/2019 10:19 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
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Coppell, TX 75019

This space for Recorder's use



Case Nbr: 37665713

Ref Number: 96473103017294

Tax ID: P53881

12/23/2019

Property Address:

609 N 16th St

Mount Vernon, WA 98273-3426

WA0-R-ST 37665713 12/3/2019 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: **STEVEN P. HUFF, MARRIED AND SERINA N. HUFF, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **12/8/2016**
Loan Amount: **\$79,500.00**

Recorded in **Skagit County, WA** on: **12/27/2016**, book **N/A**, page **N/A** and instrument number **201612270106**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS THE NORTH 25 FEET OF LOT 4 AND SOUTH 50 FEET OF LOT 3, BLOCK 2, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON" AS PER PLAT RECORDED IN , VOLUME 5 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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 THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201106300109, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: PTN LT4 AND PIN L3, BL2, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON " VOL 5 PG 47; DEED: 201106300109 PARCEL: P53881

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/3/2019**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

Jessica Delpit, Authorized Signer

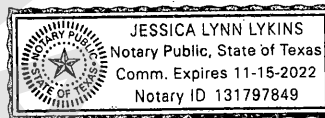
State of TX, County of Dallas

By: _____

Audrey B Trumble, Vice President

On 12/3/2019, 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**