

201912130060
12/13/2019 11:46 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: 37682062

Ref Number: 96473102102219

Tax ID: P17171
1/4/2020

Property Address:
22434 State Route 534
Mount Vernon, WA 98274-7584

WA0-R-ST 37682062 12/9/2019 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: JOHN B. MONTOYA, HUSBAND AND JUDITH N. MONTOYA, WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 10/22/2004
Loan Amount: \$100,000.00

Recorded in Skagit County, WA on: 11/8/2004, book N/A, page N/A and instrument number 200411080171

Property Legal Description:

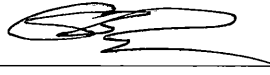
PARCEL "A": THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE STATE HIGHWAY NO.534; EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY CONVEYED TO PUGET SOUND PULP AND TIMBER COMPANY, BY DEED RECORDED NOVEMBER 3, 1948 UNDER AUDITOR'S FILE NO. 424512. AND EXCEPT THE EAST 60 FEET THEREOF. PARCEL "B": THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID SUBDIVISION TO THE SOUTHWEST CORNER THEREOF EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY AS CONVEYED TO PUGET SOUND PULP AND TIMBER COMPANY BY DEED RECORDED NOVEMBER 3, 1948 UNDER AUDITOR'S FILE NO. 424512, AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 60 FEET WESTERLY OF THE EASTERLY LINE OF SAID TRACT. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON; ABBRV LEGAL SE1/4 OF THE SW1/4 SEC 23 T33N R4E WM. PERMANENT PARCEL NUMBER: 330423-3-005-0009 JOHN B. MONTOYA AND BEVERLY J. MONTOYA, HUSBAND AND WIFE

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/9/2019

KEYBANK NATIONAL ASSOCIATION

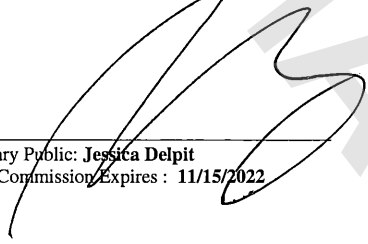
Nationwide Trustee Services, Inc., A Washington Corporation

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

By: 
Audrey B Trumble, Vice President

On 12/9/2019, before me, Jessica Delpit, a Notary Public, personally appeared Naima Smair, 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 Delpit
My Commission Expires : 11/15/2022

