



202001170048

01/17/2020 10:08 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
Lien Release, P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 37724255
Ref Number: 85461713

Tax ID: P68401
2/18/2020

Property Address:
13762 ROSARIO RD
ANACORTES, WA 98221

WA0-R-ST 37724255 1/13/2020 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 **SOCIUS LAW GROUP, P.L.L.C.**

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: **JAMES F. RICHARDS AND GILLIAN A. RICHARDS, HUSBAND AND WIFE**
Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**
Date of Deed of Trust: **1/16/2008**
Loan Amount: **\$125,000.00**

Recorded in **Skagit County, WA** on: **2/6/2008**, book **N/A**, page **N/A** and instrument number **200802060049**


Property Legal Description:


**THE FOLLOWING DESCRIBED PROPERTY IN COUNTY OF SKAGIT, STATE OF WASHINGTON:
LOT 8, RANCHO SAN JUAN DEL MAR, DIV 08, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 8 OF PLATS, PAGE(S) 3.4, RECORDS OF SKAGIT COUNTY, WASHINGTON. PROPERTY
ADDRESS: 13762 ROSARIO RD PARCEL ID: P68401**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/13/2020

USAA FEDERAL SAVINGS BANK

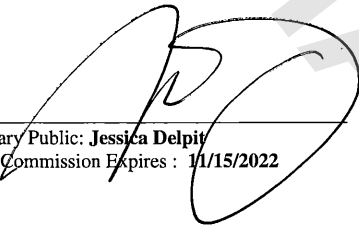
Nationwide Trustee Services, Inc., A Washington Corporation

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

By: 
Audrey B Trumble, Vice President-Lien Release

On 1/13/2020, before me, Jessica Delpit, a Notary Public, personally appeared Naima Smair, Authorized Officer of USAA FEDERAL SAVINGS BANK and Audrey B Trumble, Vice President-Lien Release 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

