



**202004200088**

04/20/2020 11:55 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: 37956732  
 Ref Number: 96473103196739  
 Tax ID: P48887  
 4/19/2020  
 Property Address:  
 19279 Silver Creek Dr  
 Sedro Woolley, WA 98284-8842  
 WA0-R-ST 37956732 4/13/2020 LRP003

Recording Requested By:  
Key Bank National Association

Prepared By:  
Shannon McKenzie  
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: **SUSAN W. MADSEN, UNMARRIED**  
 Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
 Date of Deed of Trust: **4/3/2019**  
 Loan Amount: **\$75,000.00**

Recorded in Skagit County, WA on: 4/26/2019, book N/A, page N/A and instrument number 201904260018


Property Legal Description:

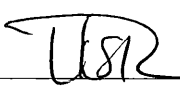
SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 38 OF SHORT PLAT NO. 108-76, BEING THAT CERTAIN 5 ACRE PARCEL SUBDIVISION ENTITLED, "SILVER CREEK RANCH, DIVISION NO. 2", LOCATED IN SECTION 4 AND 5, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., APPROVED NOVEMBER 23, 1976, UNDER AUDITOR'S FILE NO. 846420, IN VOLUME 2 OF SHORT PLATS, PAGES 1 AND 2, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT MINERAL RIGHTS AS RESERVED BY VISTA-BELLA INVESTMENTS, INC., BY INSTRUMENT RECORDED MARCH 11, 1966, UNDER AUDITOR'S FILE NO. 852437, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND PRIMARILY 60 FEET IN WIDTH, DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 108-76, AS SAID SHORT PLAT IN SET FORTH ABOVE AND AS SET FORTH ON THE FACE OF SHORT PLAT NO. 108-76, APPROVED JUNE 14, 1976 AND RECORDED JUNE 29, 1976, UNDER AUDITOR'S FILE NO. 838023, IN VOLUME 1 OF SHORT PLATS, PAGE 142, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOMETIMES REFERRED TO AS SILVER CREEK DRIVE. 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 ABBREVIATED LEGAL: RIT. 38 SP 108-76, AFN 846420; DEED; 200303190121; PAR: P48887 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 200303190121 OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/14/2020

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

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

By:   
Tina K. Sandor-Provencher, Vice President

On 4/14/2020, before me, Audrey Trumble, a Notary Public, personally appeared Naima Smair, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Tina K. Sandor-Provencher, 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: Audrey Trumble  
My Commission Expires : 3/30/2021

