



202004200091

04/20/2020 11:55 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: 37940253

Ref Number: 4731031127476

Tax ID: P116360

4/14/2020

Property Address:

3812 Dogwood Pl

Mount Vernon, WA 98274-8749

WA0-R-ST 37940253 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: **THERESA J. CARROLL, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **2/24/2018**
Loan Amount: **\$309,271.42**

Recorded in **Skagit County, WA** on: **3/16/2018**, book **N/A**, page **N/A** and instrument number **201803160113**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 11, "EAGLEMONT PHASE 1C", AS PER PLAT RECORDED ON FEBRUARY 1, 2000, UNDER AUDITOR'S FILE NO. 200002010036, 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 ABBREVIATED LEGAL: LOT 11, EAGLEMONT PHASE 1C DEED: 201601200012 PAR: P116360 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT 201601200012, 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

