



202007060165

07/06/2020 10:34 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: **38222170**

Ref Number: **96473103085363**

Tax ID: **P17099 & P17101**
8/1/2020

Property Address:
21260 Lake Sixteen Rd
Mount Vernon, WA 98274-7578

WA0-R-ST 38222170 6/30/2020 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Tina K. Sandor-Provencher
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: **CURTIS CROSBIE, MARRIED AND HANNAH L. CROSBIE, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **9/25/2017**
Loan Amount: **\$17,500.00**

Recorded in **Skagit County, WA** on: **10/12/2017**, book **N/A**, page **N/A** and instrument number **201710120001**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88 DEGREES 19' 27" EAST 122 FEET; THENCE NORTH 25 DEGREES 16' WEST 60.0 FEET; THENCE NORTH 63 DEGREES 47' 45" EAST 82.68 FEET; THENCE SOUTH 67 DEGREES EAST 146.0 FEET; THENCE NORTH 84 DEGREES 07' 36" EAST 50 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION FOR 610 FEET; THENCE SOUTH 88 DEGREES 19' 27" WEST TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING. 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. 201607010136, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: PIN NE 1/4 NE 1/4 SECTION 21, T33N R4E WM DEED 201607010136, PARCEL P17099, P17101

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/30/2020**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Jessica Lykins, Authorized Signer

State of TX, County of Dallas

By: 

Naima Smair, Vice President

On **6/30/2020**, before me, **Jessica Delpit**, a Notary Public, personally appeared **Jessica Lykins, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Naima Smair, 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**

