



202007240089

07/24/2020 10:11 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: 38230922
Ref Number: 96473103218219

Tax ID: P29420
8/4/2020

Property Address:
19670 Smiley Dr
Mount Vernon, WA 98274-7783

WA0-R-ST 38230922 7/15/2020 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: FRED BUCKENMEYER, MARRIED AND DEANA A. ELLIOTT, MARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 7/18/2019
Loan Amount: \$50,000.00

Recorded in Skagit County, WA on: 10/21/2019, book N/A, page N/A and instrument number 201910210027

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST OF THE SOUTHEAST 1/4 AND THE EASTERLY LINE OF BLODGETT ROAD; THENCE NORTH 89 DEGREES 37' 06" EAST ALONG SA W SOUTH LINE A DISTANCE OF 405.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 37' 06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 110:00 FEET; THENCE NORTH 0 DEGREES 08' 04" WEST PARALLEL TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 130.00 FEET TO THE SOUTHERLY LINE OF THE SMILEY ROAD; THENCE SOUTH 89 DEGREES 37' 06" WEST ALONG THE SOUTHERLY LINE OF SAID SMILEY ROAD FOR A DISTANCE OF 110 FEET; THENCE SOUTH 0 DEGREES 08' 04" EAST PARALLEL TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE WEST 7.5 FEET OF THE NORTH 90 FEET THEREOF. (ALSO KNOWN AS TRACT C, SHORT PLAT NO 52-72, EXCEPT THE WEST 75 FEET OF THE NORTH 90 FEET THEREOF.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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: PTN NPT1/4 SE1/4 AKA TR C SHT PLT 52-72 EXC W 7.5FT NO 90FT DEED: 201112160164 PAR: P29420 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201112160164 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 7/16/2020

KEYBANK NATIONAL ASSOCIATION

**Nationwide Trustee Services, Inc., A Washington
Corporation**

By: 

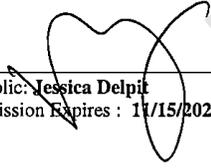
Jessica Lykins, Authorized Signer
State of TX, County of Dallas

By: 

Naima Smair, Vice President

On 7/16/2020, 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**



UNRECORDED COPY DOCUMENT