



202008030078

08/03/2020 08:57 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: 38253640
Ref Number: 8000434004

Tax ID: P112542
9/1/2020
Property Address:
2302 35TH CT
ANACORTES, WA 98221
WA0-R-ST 38253640 7/28/2020 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Audrey Trumble
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 **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: **USAA FEDERAL SAVINGS BANK**
Made By: **MICHAEL D. TUTTLE AND JUANA CORDOVA MAGANA, NOT AS BORROWER, NOT AS OWNER, BUT JOINING HEREIN SOLELY FOR THE PURPOSE OF SECURING HER INTEREST, IF ANY, IN THE PROPERTY, HUSBAND AND WIFE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **1/15/2015**
Loan Amount: **\$30,000.00**

Recorded in **Skagit County, WA** on: **2/10/2015**, book **N/A**, page **N/A** and instrument number **201502100060**

Property Legal Description:
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON; ABBREVIATED LEGAL: LOT 7, "PLAT OF VILLAGE PARK". LOT 7, "PLAT OF VILLAGE PARK", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 192 AND 193, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORDS, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P112542 ATI ORDER NUMBER: 201412090772

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/28/2020

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 22

Brandon Payne, Authorized signor

State of TX, County of Dallas

By: [Signature]

Jessica Lykins, Assistant Secretary

On 7/28/2020, before me, Jessica Delpit, a Notary Public, personally appeared **Brandon Payne, Authorized signor of USAA FEDERAL SAVINGS BANK** and **Jessica Lykins, Assistant Secretary 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 of his/her/their free act and deed 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.

[Signature]
Notary Public: **Jessica Delpit**
My Commission Expires : 11/15/2022

