

**202008170118**08/17/2020 10:01 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: 38336688

Ref Number: 0096473102913040

Tax ID: P33277

9/28/2020

Property Address:

6990 STATE ROUTE 20

ANACORTES, WA 98221-0000

WA0-R-ST 38336688 8/10/2020 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
Audrey Trumble  
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: NANCY L. ERICKSON, UNMARRIED AND RICHARD D. BROWN JR., UNMARRIED  
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Date of Deed of Trust: 5/12/2015  
Loan Amount: \$40,000.00

Recorded in Skagit County, WA on: 5/28/2015, book N/A, page N/A and instrument number 201505280034

## Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON : A PORTION OF GOVERNMENT LOT 5 IN SECTION 31, AND PORTIONS OF LOTS 2 AND 3 IN SECTION 32, ALL IN TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 31 AND 32, SAID POINT BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 5 IN SECTION 31, THENCE SOUTH 0 DEGREES 12 MINUTES EAST ALONG THE EAST LINE OF SECTION 31 A DISTANCE OF 164 10 FEET TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO OLIVER WYNKOOP BY DEED RECORDED IN VOLUME 97 OF DEEDS, PAGE 176, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH 89 DEGREES 43 MINUTES EAST ALONG THE NORTH LINE OF SAID TRACT, 299 12 FEET TO THE WESTERLY LINE OF THE STATE HIGHWAY, THENCE NORTH 39 DEGREES 10 MINUTES WEST ( STATE BEARING IS NORTH 38 DEGREES 29 MINUTES 30 SECONDS WEST ) ALONG THE WEST LINE OF SAID STATE HIGHWAY 189 05 FEET TO A CONCRETE MONUMENT MARKING THE WESTERLY BOUNDARY OF THE STATE HIGHWAY AT ENGINEERS STATION ??? S 207 23 ???, THENCE ALONG A SPIRAL CURVE TO THE RIGHT, FOLLOWING SAID STATE HIGHWAY RIGHT-OF-WAY LINE 122 0 FEET, THENCE SOUTH 82 DEGREES 47 MINUTES 34 SECONDS WEST 156 33 FEET, THENCE SOUTH 39 DEGREES 36 MINUTES 45 SECONDS EAST 77 18 FEET TO THE POINT OF BEGINNING. ABBREVIATED LEGAL : PT OF GOVERNMENT LT 5 S31, LT ( S ) 2&3 S32, T35N, R2E. TAX ID NO : P33277 BEING THE SAME PROPERTY CONVEYED BY BARGAIN AND SALE DEED GRANTOR : LEE A. GRABER, SUCCESSOR TRUSTEE OF THE ELROY A. GRABER AND CHARLOTTE M. GRABER REVOCABLE LIVING TRUST, DATED SEPTEMBER 18,1990, WHICH TRUST IS ALSO IDENTIFIED AS THE ELROY A. AND CHARLOTTE M. GRABER TRUST SINCE THE DEATHS OF THE TRUSTORS, ELROY A. GRABER AND CHARLOTTE M. GRABER GRANTEE : RICHARD D. BROWN, JR., A SINGLE INDIVIDUAL AND NANCY L ERICKSON, A SINGLE INDIVIDUAL DATED : 05 / 22 / 2014 RECORDED : 05 / 29 / 2014 BOOK - PAGE / DOC # : 201405290097 ADDRESS : 6990 STATE ROUTE 20 SPUR ANACORTES, WA 98221

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/11/2020

**KEYBANK NATIONAL ASSOCIATION**

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

By: \_\_\_\_\_

**Naima Smair, Authorized Signer**

State of TX, County of Dallas

By: \_\_\_\_\_

**Jessica Delpit, Vice President**

On 8/11/2020, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **Naima Smair, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Jessica Delpit, 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 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.

\_\_\_\_\_  
Notary Public: **Jessica Lynn Lykins**  
My Commission Expires : 11/15/2022

