



**202102010118**

02/01/2021 09:23 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: 38832516

Ref Number: 000008308092428

Tax ID: P81010

3/15/2021

Property Address:

1806N 32ND PL

MOUNT VERNON, WA 98273-0000

WA0-R-ST 38832516 1/27/2021 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
Audrey B 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: BEVERLY J. KRASSELT, MARRIED AND GARY W. KRASSELT, MARRIED  
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Date of Deed of Trust: 5/6/2020  
Loan Amount: \$49,400.00

Recorded in Skagit County, WA on: 5/29/2020, book N/A, page N/A and instrument number 202005290051

### Property Legal Description:

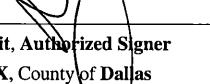
THE FOLLOWING LANDS AND PROPERTY. TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN MOUNT VERNON, SKAGIT COUNTY, WA TO WIT LOT 56, PLAT OF EASTWIND, AS PER PLAT RECORDED IN VOLUME 120F PLATS, PAGES 31 AND 32 RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPTIONS A. RESERVATION CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER AUDITORS FILE NO. 67757, IN VOLUME 74 OF DEEDS, PAGE 221, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC. AND THEIR RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY. B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF AN BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN DECLARATION DATED ON OCTOBER 15, 1979 AND RECORDED ON OCTOBER 16, 1979, AUDITORS NO. 7910160026, EXECUTED BY PAN WEST, INC. WE NOTE THAT NO SPECIFIC PROPERTY DESCRIPTION WAS INCLUDED WITH SAID COVENANTS; BEING DESCRIBED ONLY AS EASTWIND ADDITION. C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN DECLARATION DATED ON DECEMBER 14, 1981 AND RECORDED ON DECEMBER 15, 1981, AUDITORS NO. 8112150040, EXECUTED BY PAN WEST, INC., A WASHINGTON CORPORATION. A MATTERS AS DISCLOSE) AND OR DELINEATED ON THE FACE OF THE FOLLOWING NAT SUBDIVISION PLAT OR SUBDIVISION NAME IS EASTWIND AND AUDITORS NO. 889957 SAID MATTERS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING 1. AN EASEMENT IS HEREBY PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE CITY OF MOUNT VERNON, PUGET SOUND POWER AND LIGHT, PUBLIC UTILITY DISTRICT NO. 1, CONTINENTAL OR GENERAL TELEPHONE COMPANIES, NATIONWIDE CABLEVISION CO., AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSIONS OR ASSIGNS, UNDER AND UPON

THE EXTERIOR SEVEN FEET. PARALLEL AND COINCIDENTAL WITH THE STREET FRONTAGE OF ALL LOTS IN WHICH TO CONSTRUCT AND MAINTAIN ALL NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION WITH NECESSARY UTILITIES. 2. PROVISION CONTAINED IN THE DEDICATION OF SAID PLAT OF EASTWIND, FOR THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN THEREON. 3. EASEMENT ALONG THE NORTHERLY LINE OF LOTS 61 THROUGH 69. 4. SEWER EASEMENT ALONG THE SOUTHERLY ONE OF LOTS 51, 66, 25 AND 43 AND NORTHERLY LINE OF LOTS 56, 67, 24 AND 44. 5. 10 FOOT EASEMENT ALONG THE WESTERLY LINE OF LOTS 38 THROUGH 43. ABBREVIATED LEGAL LOT 56, PLAT OF EASTWIND SKAGIT CO., WA THE BEING THE SAME PROPERTY CONVEYED TO GARY W. KRASSETT AND BEVERLY 3, KRASSETT, HUSBAND AND WIFE, DATED 0725.2007 AND RECORDED ON 07272097 IN INSTRUMENT NO. 200707270009, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NO. P81010 4871743 ADDRESS: 1806 N 32ND IT MOUNT VERNON, WA

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/27/2021

KEYBANK NATIONAL ASSOCIATION


Nationwide Trustee Services, Inc., A Washington Corporation

By:   
Jessica Delpit, Authorized Signer  
State of TX, County of Dallas

By:   
Jessica Lykins, Vice President

On 1/27/2021, before me, Lewis Wilson III, a Notary Public, personally appeared Jessica Delpit, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Jessica Lykins, 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: Lewis Wilson III  
My Commission Expires : 3/6/2024

