

202103010009
03/01/2021 08:31 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: 38888772
Ref Number: 000008308036449

Tax ID: P79332
4/5/2021

Property Address:
12407 RAINIER DR
BURLINGTON, WA 98233-0000

WA0-R-ST 38888772 2/19/2021 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: **JOEL W. BAKER JR, HUSBAND AND KATHLEEN F. RITZ, WIFE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/9/2006**
Loan Amount: **\$150,000.00**

Recorded in **Skagit County, WA** on: **12/11/2006**, book **N/A**, page **N/A** and instrument number **200612110154**


Property Legal Description:

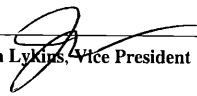
LOT 5, "COUNTRY CLUB ADDITION NO. 5." ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV LEGAL: LOT 5, COUNTRY CLUB ADDITION NO. 5, VOL 11, PGS 32-33 PERMANENT PARCEL NUMBER: P79332 BAKER, JOEL W., JR., AS HIS COMMUNITY PROPERTY AND RITZ, KATHLEEN F., AS HER COMMUNITY PROPERTY 12407 RAINIER DRIVE, BURLINGTON WA 98223.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/22/2021**

KEYBANK NATIONAL ASSOCIATION

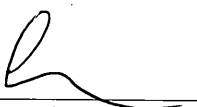
Nationwide Trustee Services, Inc., A Washington Corporation

By: 
BRANDON K PAYNE, Vice President
State of TX, County of Dallas

By: 
Jessica Lykins, Vice President

On **2/22/2021**, before me, **Lewis Wilson III**, a Notary Public, personally appeared **BRANDON K PAYNE, Vice President 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**

