

202103050017
03/05/2021 08:40 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: 3888926
Ref Number: 8029961326

Tax ID: 3956-000-001-0007
4/12/2021

Property Address:
4426 EDMONT PLACE
MOUNT VERNON, WA 98273

WA0-R-ST 3888926 2/26/2021 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Audrey Trumble
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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: NAVY FEDERAL CREDIT UNION
Made By: CHRISTOPHER A HANN AND TESSA E HANN, HUSBAND AND WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 5/21/2018
Loan Amount: \$433,770.00

Recorded in Skagit County, WA on: 5/23/2018, book N/A, page N/A and instrument number 201805230053

Property Legal Description:

PARCEL "A" TRACT "A", MOUNT VERNON SHORT PLAT NO. 12-77, APPROVED JULY 25, 1977, IN BOOK 2 OF SHORT PLATS, PAGE 90, RECORDED JULY 25, 1977 UNDER AUDITOR'S FILE NO. 861362; BEING A PORTION OF LOT 1, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT CERTAIN UTILITY EASEMENT AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 15, 1978 UNDER AUDITOR'S FILE NO. 887493, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", MOUNT VERNON SHORT PLAT NO. 12-77, APPROVED JULY 25, 1977, FILED JULY 25, 1977, IN BOOK 2 OF SHORT PLATS, PAGE 90, RECORDED JULY 25, 1977 UNDER AUDITOR'S FILE NO. 861362; BEING A PORTION OF LOT 1, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87 DEGREES 55' 20" WEST 63.19 FEET ALONG THE EXTENSION OF THE NORTH LINE OF SAID TRACT "A" TO THE WESTERLY LINE OF PARCEL "D" OF THE LAND DESCRIBED IN DEED TO RICHARD D. AND PENELOPE B. CEJKA RECORDED UNDER AUDITOR'S FILE NO. 9001300138, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00 DEGREES 29' 19" WEST 240.01 FEET ALONG SAID

3888926

Page 1 of 2



8029961326

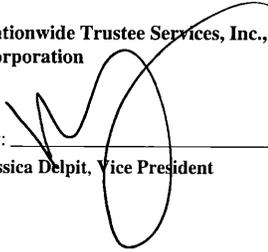
WESTERLY LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH RANGE 4 EAST, W.M.; THENCE SOUTH 89 DEGREES 24' 02" EAST 62.70 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 00 DEGREES 35' 58" EAST 238.38 FEET ALONG THE WEST LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/26/2021

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

RATANAPHONE VILAYLEUTH, Authorized Agent

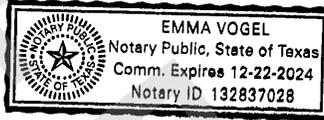
Jessica Delpit, Vice President

State of TX, County of Dallas

On 2/26/2021, before me, EMMA VOGEL, a Notary Public, personally appeared RATANAPHONE VILAYLEUTH, Authorized Agent of NAVY FEDERAL CREDIT UNION 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: EMMA VOGEL
My Commission Expires : 12/22/2024

