

202103080033
03/08/2021 08:58 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: 38909790

Ref Number: 000008308056102

Tax ID: P124050

4/18/2021

Property Address:

12707 PERSONS RD

BOW, WA 98232-0000

WA0-R-ST 38909790 3/4/2021 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: **MICHAEL TURNER, MARRIED AND GRETCHEN KRAIG-TURNER, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **10/2/2017**
Loan Amount: **\$50,000.00**

Recorded in **Skagit County, WA** on: 11/7/2017, book N/A, page N/A and instrument number **201711070007**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: LOT 4 SKAGIT COUNTY SHORT CARD NO. PL-05-0292 APPROVED DECEMBER 13, 2005 AND RECORDED DECEMBER 13, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200512130095 BEING A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 35 NORTH RANGE 3 EAST WILLAMETTE MERIDIAN. EXCEPT THE FOLLOWING DESCRIBED "BOUNDARY LINE ADJUSTMENT PARCEL": TRACT "X" SKAGIT COUNTY SHORT CARD NO. PL-05-0292 APPROVED DECEMBER 13, 2005 AND RECORDED DECEMBER 13, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200512130095 BEING A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 35 NORTH RANGE 3 EAST, WILLAMETTE MERIDIAN. TOGETHER WITH A PORTION OF LOT 4 OF SAID SKAGIT COUNTY SHORT CARD NO. PL-05-0292 APPROVED DECEMBER 13, 2005 AND RECORDED DECEMBER 13, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200512130095 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT X SKAGIT COUNTY SHORT CARD NO. PL-05-0292; THENCE NORTH 0 DEG. 21' 51" WEST ALONG THE EAST LINE OF LOT 4 OF SAID SKAGIT COUNTY SHORT CARD NO. PL-05-0292 FOR A DISTANCE OF 928.97 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89 DEG. 59' 27" WEST ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 9.60 FEET MORE OR LESS TO AN EXISTING NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 0 DEG. 41' 51" WEST FOR A

38909790

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
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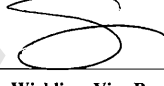
DISTANCE OF 707.56 FEET TO AN ANGLE POINT IN SAID FENCE LINE; THENCE SOUTH 0 DEG. 56' 12" EAST ALONG SAID FENCE LINE FOR A DISTANCE OF 221.44 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT X SKAGIT COUNTY SHORT CARD NO. PL-05-0292 AT A POINT BEARING NORTH 89 DEG. 54' 31" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEG. 54' 31" EAST ALONG THE NORTH LINE OF SAID TRACT X FOR A DISTANCE OF 20.50 FEET MORE OR LESS TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: PTN LOT 4, COUNTY SHORT CARD NO. PL-05-0292 AFN 200512130095, SEC19 T35N R3E WM; DEED 201609090078, PARCEL P124050 SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201609090078, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/4/2021

KEYBANK NATIONAL ASSOCIATION

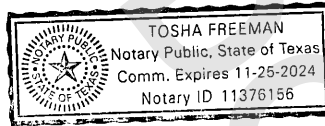
Nationwide Trustee Services, Inc., A Washington Corporation


By: 
Kendrick Anthony, Authorized Signer
 State of TX, County of Dallas

By: 
Sabrina Wickline, Vice President

On 3/4/2021, before me, **TOSHA FREEMAN**, a Notary Public, personally appeared **Kendrick Anthony, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Sabrina Wickline, 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.



By: 
 Notary Public: **TOSHA FREEMAN**
 My Commission Expires : 11/25/2024

