



202104190041

04/19/2021 08:59 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: 38987325
Ref Number: 85211449

Tax ID: P108191
6/4/2021
Property Address:
1812 OHIO AVE
ANACORTES, WA 98221

WA0-R-ST 38987325 4/9/2021 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
Audrey Trumble
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, 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 **SOCIUS LAW GROUP, P.L.L.C.**

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: USAA FEDERAL SAVINGS BANK
Made By: RONALD L. KIRKLAND AND VICTORIA L. KIRKLAND, HUSBAND AND WIFE
Original Trustee: SOCIUS LAW GROUP, P.L.L.C.
Date of Deed of Trust: 9/4/2007
Loan Amount: \$101,500.00

Recorded in **Skagit County, WA** on: 9/24/2007, book N/A, page N/A and instrument number 200709240160

Property Legal Description:
THE FOLLOWING DESCRIBED PROPERTY IN COUNTY OF SKAGIT, STATE OF WASHINGTON:
LOT 22, COPPER POND PUD, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 16 OF
PLATS, PAGE (S) 70 TO 72. RECORDS OF SKAGIT COUNTY, WASHINGTON. PROPERTY
ADDRESS: 1812 OHIO AVE PARCEL ID: P108191



IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of
Reconveyance to be executed on 4/9/2021

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington
Corporation

By: C96
Cynthia Gay, Authorized signor
State of TX, County of Dallas

By: [Signature]
Lewis Wilson III, Vice President

On 4/9/2021, before me, NAIMA SCOTT, a Notary Public, personally appeared Cynthia Gay, Authorized signor of USAA FEDERAL SAVINGS BANK and Lewis Wilson III, 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.

NS
Notary Public: NAIMA SCOTT
My Commission Expires : 12/2/2024

