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Case Nbr: **39062486**
Ref Number: **000008312204215**

Tax ID: **P53774**
7/13/2021

Property Address:
2021 E HIGHLAND AVE
MOUNT VERNON, WA 98273-0000

WA0-R-ST 39062486 E 5/27/2021 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: **EDWARD D. MYHRES, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/24/2020**
Loan Amount: **\$120,295.00**

Recorded in **Skagit County, WA** on: **9/8/2020**, book **N/A**, page **N/A** and instrument number **2020-09080021**

Property Legal Description:


THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN SKAGIT COUNTY, WA TO WIT LOT 31, THE PLAT OF MOUNT BAKER VIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPTIONS A. THE RIGHT RESERVED TO THE PUBLIC IN THE PLAT OF MOUNT BAKER VIEW ADDITION TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE ROADS, STREETS AND EASEMENTS. B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED. DECLARATION DATED JUNE 25, 1956 RECORDED AUGUST 22, 1956 AUDITORS NO. 540392, VOLUME 280 OF DEEDS, PAGE 390 EXECUTED BY MODERN HOME BUILDERS, INC., A WASHINGTON CORPORATION, AND CHARLES H. STREETER AND MARY STREETER, HUSBAND AND WIFE ABBREVIATED LEGAL LOT 31, MT. BAKER. VIEW THIS BEING THE SAME PROPERTY CONVEYED TO EDWARD D. MYHRES, A SINGLE PERSON, DATED 05.04.20 05 AND RECORDED ON 05.19.2005 IN INSTRUMENT NO. 200505190083, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NO. P53774




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/27/2021

KEYBANK NATIONAL ASSOCIATION


Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Cynthia Gay, Authorized Signer
State of TX, County of Dallas

By: 
Sabrina Wickline, Vice President

On 5/27/2021, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **Cynthia Gay, 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.


Notary Public: **Ratanaphone Vilayleuth**
My Commission Expires: **3/6/2024**

