

After Recording Return to:
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Case Nbr: **39158138**

Ref Number: **8000206287**

Tax ID: **3790-001-005-0004**

9/20/2021

Property Address:

1507 38TH ST

ANACORTES, WA 98221

WA0-R-ST 39158138 E 7/28/2021 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
AUDREY B 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 **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: **USAA FEDERAL SAVINGS BANK**
Made By: **ATILANA V. MCCOOL, AN UNMARRIED WOMAN**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **10/16/2012**
Loan Amount: **\$25,000.00**

Recorded in **Skagit County, WA** on: **10/30/2012**, book **N/A**, page **N/A** and instrument number **201210300014**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY: SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THE WEST HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 1, PLAT OF GRAY'S SECOND ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON. ASSESSOR'S PARCEL NO: 3790-001-005-0004



IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/28/2021**


USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Cynthia Gay, Authorized signor


State of **TX**, County of **Dallas**

By: 

Ratanaphone Vilayleuth, Vice President

On **7/28/2021**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Cynthia Gay, Authorized signor of USAA FEDERAL SAVINGS BANK and Ratanaphone Vilayleuth, 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**

