

After Recording Return to:  
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**Coppell, TX 75019**

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Case Nbr: 39184663

Ref Number: 0000008307846397

Tax ID: P55271

9/28/2021

Property Address:

1110 11TH ST

ANACORTES, WA 98221-0000

WA0-R-ST 39184663 E 8/13/2021 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: **TRICIA L MATSON, MARRIED AND CAMERON L MATSON,  
MARRIED HTTA LEONARD C MATSON**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **12/29/2016**  
Loan Amount: **\$25,125.00**

Recorded in **Skagit County, WA** on: **1/26/2017**, book **N/A**, page **N/A** and instrument number **201701260059**

Property Legal Description:

**PROPERTY ADDRESS: 1110 11TH ST ANACRTES, WA 98221BORROWER(S): TRICIA L. MATSON  
CAMERON L. MATSON HTTA LEONARDS C. MATSONSITUATED IN THE COUNTY OF SKAGIT,  
STATE OF WASHINGTON, TO-WIT: THAT PORTION OF BLOCK 58 AND OF THAT CERTAIN  
STRIP OF LAND DESIGNATED AS "RESERVED A RIGHT OF WAY FOR THE SEATTLE AND  
NORTHERN RAILWAY AS SHOWN ON THE MAP OF THE CITY OF ANACORTES, ACCORDING  
TO THE PIAT THEREOF RECORDED IN VOLUME 2 OF PLATS PAGES THROUGH A RECORDS  
OF SKAGIT COUNTY WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON  
THE NORTH LINE OF 11TH STREET WHICH IS 110 FEET EAST OF THE SOUTHWEST CORNER  
OF SAID BLOCK 58; THENCH EAST ON THE NORTH LINE OF 11TH STREET A DISTANCE OF 40  
FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF AVENUE NA DISTANCE OF 100  
FEET TO THE SOUTH LINE OF THE ALLEY IN SAID BLOCK; THENCE WEST ALONG SAID  
SOUTH LINE AND SAID SOUTH LINE EXTENDED 40 FEET; THENCE SOUTH 100 FEET TO THE  
POINT OF BEGINNING. ALSO THE WEST 5 SORT OF LOT 13 LOCK 58 MAP OF THE CITY ON  
ANACORTES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS  
PAGES 4 THROUGH 7 RECORDS OF SKAGIT COUNTY WASHINGTON, 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. SEING THE SAME**

39184663

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PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 201405300036, PAGE N/A, OF THE  
SKAGIT COUNTY, WASHINGTON RECORDS, ABBREVIATED LEGAL: PTN BLKS & W5FT L13,  
BLK58, V2, PG4-7, DEED2014053000036, PARCEL P55271

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of  
Reconveyance to be executed on **8/13/2021**

**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 **8/13/2021**, 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**

