

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

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Case Nbr: 39174314

Ref Number: 0000008312203458

Tax ID: P62508

9/24/2021

Property Address:

**100 SOUTH GARDNER RD**  
**BURLINGTON, WA 98233-0000**

WA0-R-ST 39174314 E 8/17/2021 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: **KAREN L. BRISCO, MARRIED HTTA KAREN L. CADE AND BRIAN BRISCO, MARRIED**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **8/14/2020**  
Loan Amount: **\$163,365.53**

Recorded in **Skagit County, WA** on: **8/24/2020**, book **N/A**, page **N/A** and instrument number **202008240106**

Property Legal Description:

**SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF SOUTH 1/2 OF THE WEST 1/2 OF TRACT 36, 1 PLAT OF BURLINGTON ACREAGE PROPERTY ", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED PORTION OF GARDNER ROAD, ADJOINING, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 36 ON THE BATERLY MARGIN OF A 60 FOOT WIDE ROAD AS SHOWN ON SAID PLAT ; THENCE SOUTH 89 DEGREES 34'41" ' WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 36, 18.06 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE GARDNER ROAD ; THENCE NORTH 0 DEGREES 43'44" ' WEST, ALONG SAID EASTERLY MARGIN OF GARDNER ROAD 2.19 FEET TO THE TRUE POINT OF BEGINNING ; THENCE CONTINUE NORTH 0 DEGREES 43'44" ' WEST, ALONG SAID EASTERLY MARGIN, 85.69 FEET ; THENCE NORTH 88 DEGREES 52'32" ' ' EAST FROM THE TRUE POINT OF BEGINNING ; THENCE SOUTH 88 DEGREES 52'32" ' ' WEST 448.36 FEET TO THE TRUE POINT OF BEGINNING . 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 ABBREVIATED LEGAL: PORTION OF S 1/2 OF W 1/2 OF TRACT 36 PLAT OF BURLINGTON ACREAGE PROPERTY DEED: 201301240073 PAR: P62508 BEING THE SAME**

39174314

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PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201301240073 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. 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

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/17/2021**

**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 **8/17/2021**, 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**

