

After Recording Return to:
CoreLogic
Lien Release, P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39174512
Ref Number: 8021548055

Tax ID: P16717 & P16657
10/1/2021

Property Address:
20384 HILL CREEK LN
MOUNT VERNON, WA 98274-7643

WA0-R-ST 39174512 E 8/17/2021 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
AUDREY B TRUMBLE
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 **GUARDIAN NORTHWEST TITLE**.

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: **NAVY FEDERAL CREDIT UNION**
Made By: **JOSEPH S HUEY AND PATRICIA A HUEY, HUSBAND AND WIFE**
Original Trustee: **GUARDIAN NORTHWEST TITLE**
Date of Deed of Trust: **9/11/2013**
Loan Amount: **\$160,976.00**

Recorded in **Skagit County, WA** on: **9/16/2013**, book **N/A**, page **N/A** and instrument number **201309160079**

Property Legal Description:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: PARCEL "A": THE NORTH 150 FEET OF THE EAST 150 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. PARCEL "B": THE WEST 25.75 FEET OF THE FOLLOWING DESCRIBED TRACT: THE WEST 503.00 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID NORTHWEST 1/4. PARCEL "C": THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, 2.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 08'28" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 150.04 FEET TO THE NORTHWEST CORNER OF THE NORTH 150.00 FEET TO THE EAST 150.00 FEET OF SAID SOUTH 1/2 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 08'28" WEST, A DISTANCE OF 191.81 FEET; THENCE SOUTH 7 DEGREES 23'00" WEST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 83 DEGREES 24'05" EAST, A DISTANCE OF 222.29 FEET; THENCE NORTH 0 DEGREES 25'20" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 27.89 FEET TO THE EXISTING WOOD POST AND RAIL FENCE LINE AS IT EXISTED ON MARCH 17, 1995; THENCE SOUTH 87 DEGREES 11'38" EAST, ALONG SAID FENCE LINE, A DISTANCE OF 147.15 FEET TO THE EAST LINE OF SAID SOUTH 1/2; THENCE

39174512

Page 1 of 2



8021548055

NORTH 0 DEGREES 25'20" WEST, ALONG SAID EAST LINE, A DISTANCE OF 37.85 FEET TO THE SOUTHEAST CORNER OF THE NORTH 150.00 FEET OF THE EAST 150.00 FEET OF SAID SOUTH 1/2; THENCE NORTH 89 DEGREES 08'28" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 150.04 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 150.00 OF THE EAST 150.00 FEET; THENCE NORTH 0 DEGREES 25'20" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 150.04 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THAT PORTION LYING WITHIN THE DRAINAGE DISTRICT. TOGETHER WITH A 15.00 FOOT WIDE EASEMENT FOR WATER PIPE LINE PURPOSES, OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED STRIP OF LAND; BEGINNING AT THE MOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT "A"; THENCE SOUTH 0 DEGREES 25'20" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 104.79 FEET; THENCE SOUTH 89 DEGREES 34'40" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 0 DEGREES 25'20" WEST, PARALLEL WITH THE SAID EAST LINE, A DISTANCE OF 105.63 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87 DEGREES 11'38" EAST, A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH A WELL PROTECTION EASEMENT FOR INDIVIDUAL WATER WELL PURPOSES, SAID EASEMENT BEING A 100.00 FOOT RADIUS CIRCLE AND THE CENTER OF SAID CIRCLE IS AN EXISTING WELL AND SAID WELL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHEAST CORNER OF ABOVE DESCRIBED TRACT "A"; THENCE SOUTH 0 DEGREES 25'20" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; A DISTANCE OF 133.71 FEET; SOUTH 89 DEGREES 34'40" WEST, A DISTANCE OF 7.78 FEET TO AN EXISTING WATER WELL. PARCEL "D": THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE CENTER LINE OF HILL DITCH. EXCEPT THAT PORTION LYING WITHIN THE AS-BUILT AND EXISTING RIGHT-OF-WAY FOR BULSON ROAD ALONG THE EAST LINE THEREOF.

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

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: [Signature]
Lewis Wilson, Authorized Agent
State of TX, County of Dallas

By: [Signature]
Sabrina Wickline, Vice President

On 8/17/2021, before me, Cynthia Gay, a Notary Public, personally appeared Lewis Wilson, Authorized Agent of NAVY FEDERAL CREDIT UNION 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.

[Signature]
Notary Public: Cynthia Gay
My Commission Expires : 3/6/2024

