

After Recording Return to:
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 Coppell, TX 75019

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Case Nbr: 39174673
 Ref Number: 8033911754

Tax ID: P16717
 10/1/2021

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

WA0-R-ST 39174673 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 **FIRST AMERICAN TITLE INSURANCE CO.**

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: **FIRST AMERICAN TITLE INSURANCE CO**
 Date of Deed of Trust: **2/22/2020**
 Loan Amount: **\$100,000.00**

Recorded in **Skagit County, WA** on: **4/1/2020**, book **N/A**, page **N/A** and instrument number **202004010001**

Property Legal Description:

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, RNAGE 4, EAST, W.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 MINUTES 28 SECONDS 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 MINUTES 28 SECONDS WEST, A DISTANCE OF 191.81 FEET; THENCE SOUTH 7 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 189.72 FEET; THENCE SOUTH 83 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 222.29 FEET; THENCE NORTH 0 DEGREES 25 MINUTES 20 SECONDS 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 MINUTES 38 SECONDS EAST, ALONG SAID FENCE LINE; A DISTANCE OF 147.15 FEET TO THE EAST LINE OF SAID SOUTH 1/2; THENCE NORTH 0 DEGREES 25 MINUTES 20 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 37.85 FEET TO THE SOUTHEAST CORNER OF THE

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NORTH 150.00 FEET OF THE EAST 150.00 FEET OF SAID SOUTH 1/2; THENCE NORTH 89 DEGREES 08 MINUTES 28 SECONDS 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 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 150.04 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH A 15.00 FEET 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 MINUTES 20 SECONDS 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 MINUTES 40 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 0 DEGREES 25 MINUTES 20 SECONDS 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 MINUTES 38 SECONDS 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 FEET 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 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; A DISTANCE OF 7.78 FEET 133.71 FEET, THENCE SOUTH 89 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 7.78 FEET TO AN EXISTING WATER WELL. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBRV LEGAL SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, PTN 5 W N W SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST; PTN. SE NE PPN: P16717

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

