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Case Nbr: 39195220

Ref Number: 8032238860

Tax ID: P126734 & P125976 &
10/12/2021

Property Address:

25176 TRIPLE CREEK LANE
MOUNT VERNON, WA 98274

WA0-R-ST 39195220 E 8/30/2021 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 **CHICAGO 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: **NICHOLAS A JOHNSON AND GREGORY M JOHNSON**
Original Trustee: **CHICAGO TITLE**
Date of Deed of Trust: **9/30/2019**
Loan Amount: **\$80,000.00**

Recorded in **Skagit County, WA** on: **10/1/2019**, book **N/A**, page **N/A** and instrument number **201910010091**

Property Legal Description:

FOR APN/PARCEL ID(S): P126734 / 330517-0-001-0600, P125976 / 330517-0-001-0500 AND P18124 / 330517-3-008-0003 PARCEL "A": BEGINNING AT A POINT IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., WHICH IS 1,154.0 FEET EAST AND 655.2 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION. THIS POINT BEING SOUTH 58 DEGREES 21' 50" EAST, 1,327.0 FEET FROM SAID NORTHWEST CORNER OF THE SOUTHWEST 1/4 USING THE WEST LINE OF SECTION 17 AS A BASE WHICH BEARS SOUTH 2 DEGREES 03' WEST; THENCE NORTH 59 DEGREES 47' EAST, 119.5 FEET; THENCE SOUTH 77 DEGREES 23' EAST 171.8 FEET; THENCE SOUTH 53 DEGREES 23' WEST, 138.7 FEET; THENCE SOUTH 60 DEGREES 16' WEST 47.3 FEET; THENCE NORTH 15 DEGREES 34' WEST, 138.5 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITH THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY. TOGETHER WITH AN EASEMENT OVER A 30 FOOT ROAD BEING AND LYING WITHIN THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., NOT INCLUDED IN THE PROPERTY FORMERLY OWNED BY SCHOOL DISTRICT #67 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID POINT, WHICH IS SOUTH 58 DEGREES 21' 50" EAST, 1,327.0 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 65 DEGREES 15' WEST 180.8 FEET; THENCE NORTH 49 DEGREES 15' WEST 225.5 FEET; THENCE NORTH 18 DEGREES 44' WEST 190.0 FEET; THENCE NORTH 55 DEGREES 43' WEST 138.8 FEET; THENCE NORTH 1 DEGREE 34' WEST 110.9 FEET TO A POINT ON THE CENTER LINE OF MONTBOME-MCMURRAY ROAD WHICH POINT

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IS THE P.C. OF A 5 DEGREES CURVE TO THE RIGHT. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL "B": THAT PORTION OF LOT 1, SHORT PLAT NO. 95-008 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 20-21 (INCLUSIVE), UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9707150040, BEING IN PORTIONS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE EASTERLY MOST CORNER COMMON TO LOTS 1 AND 4 OF SAID SHORT PLAT NO. 95-008, ALSO BEING A POINT ON THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND BEING ON THE EAST-WEST CENTER LINE OF SAID SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89 DEGREES 23' 42" WEST ALONG SAID LINE COMMON TO SAID LOTS 1 AND 4, ALSO BEING THE EAST-WEST CENTERLINE OF SAID SECTION 17 FOR A DISTANCE OF 409.92 FEET AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE SOUTH 57 DEGREES 24' 07" WEST FOR A DISTANCE OF 744.49 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 1, SHORT PLAT NO. 95-008 BEING ON THE AGREEMENT LINE BETWEEN THOMAS AND LINDQUIST PER BOUNDARY LINE ADJUSTMENT DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 9410050066 AND 9410050067 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED AS AUDITOR'S FILE NO. 201111180061. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8/30/2021

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

Lewis Wilson, Authorized Agent

State of TX, County of Dallas

By: _____

Sabrina Wickline, Vice President

On 8/30/2021, before me, EMMA VOGEL, 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.

Notary Public: EMMA VOGEL
My Commission Expires : 12/22/2024

