

After Recording Return to:  
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Case Nbr: 39362055

Ref Number: 000008308035112

Tax ID: P47721

1/23/2022

Property Address:

1754 CHUCKANUT RIDGE DR

BOW, WA 98232-0000

WA0-R-ST 39362055 E 12/8/2021 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: **ROBERT L. COTTON, HUSBAND AND JILL COTTON, WIFE**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **8/18/2005**  
Loan Amount: **\$300,000.00**

Recorded in **Skagit County, WA** on: **9/8/2005**, book **N/A**, page **N/A** and instrument number **200509080002**

Property Legal Description:

**ALL THAT PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF CHUCKANUT DRIVE (S.R. 11), AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 0 DEGREES 01 MINUTE 47 SECONDS WEST, ALONG THE EAST BOUNDARY SAID GOVERNMENT LOT 4, 150.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE; THENCE NORTH 88 DEGREES 58 MINUTES 46 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4, 200.00 FEET; THENCE NORTH 52 DEGREES 28 MINUTES 30 SECONDS WEST, 252.11 FEET TO SAID NORTH LINE OF GOVERNMENT LOT 4 AND THE END OF THIS LINE; TOGETHER WITH ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, LYING NORTHERLY, WESTERLY, AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 0 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 566.80 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 52 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO R.T. SKEERS AND SHARON SKEERS, HUSBAND AND WIFE, BY INSTRUMENT RECORDED JUNE 7, 1991, UNDER AUDITOR'S FILE NO. 9106070058, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON, 663.32 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID SKEERS TRACT, 150.00 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS WEST, ALONG THE**

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NORTH LINE OF SAID SKEERS TRACT, 836.05 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 AND THE TRUE POINT OF BEGINNING FOR THIS LINE; THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE OF THE SKEERS TRACT, 585.80 FEET; THENCE NORTH 44 DEGREES 31 MINUTES 31 SECONDS WEST, 391.63 FEET; THENCE NORTH 05 DEGREES 47 MINUTES 49 SECONDS WEST, 100.68 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 33 SECONDS WEST, 220.05 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 18 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 350.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 47 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 9, 200.00 FEET TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE SOUTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, ALONG SAID NORTH LINE, 519.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, SAID POINT BEING THE END OF THIS LINE. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV. LEGAL: PTN GL 4-5 SEC 8 T35N R3E WM PTN SEC 9 T36N R3E WM PERMANENT PARCEL NUMBER: P47721 ROBERT L. COTTON AND JILL COTTON, HUSBAND AND WIFE 1754 CHUCKANUT RIDGE DRIVE, BOW WA 98232

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/8/2021

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 


Olivia Williams-Galloway, Authorized Agent  
State of TX, County of Dallas

By: 

Lewis Wilson III, Vice President

On 12/8/2021, before me, Cynthia Gay, a Notary Public, personally appeared Olivia Williams-Galloway, Authorized Agent of KEYBANK NATIONAL ASSOCIATION and Lewis Wilson III, 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: Cynthia Gay  
My Commission Expires : 3/6/2024

