

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 39352431

Ref Number: 8027875577

Tax ID: P81402

1/23/2022

Property Address:

304 N 23RD STREET

MOUNT VERNON, WA 98273

WA0-R-ST 39352431 E 12/13/2021 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Ahndre R Patterson
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 COMPANY OF WA**.

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: **OMAR R YACSAVILCA AND CRYSTAL YACSAVILCA, A MARRIED COUPLE**
Original Trustee: **CHICAGO TITLE COMPANY OF WA**
Date of Deed of Trust: **5/30/2017**
Loan Amount: **\$244,853.00**

Recorded in **Skagit County, WA** on: **5/30/2017**, book **N/A**, page **N/A** and instrument number **201705300204**

Property Legal Description:

LOT 25, "PLAT OF LOGAN CREEK, P.U.D.," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION OF LOT 25, "PLAT OF LOGAN CREEK, P.U.D." AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, UNDER AUDITOR'S FILE NO. 7905020014, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTH 56° 05' 25" WEST A DISTANCE OF 156.92 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET WHICH BEARS NORTH 52° 4T 38" WEST THROUGH A CENTRAL ANGLE OF 01° 26' 16" AN ARC LENGTH OF 2.01 FEET; THENCE SOUTH 38° 44' 38" WEST A DISTANCE OF 6.77 FEET; THENCE SOUTH 57° 54' 59" EAST A DISTANCE OF 158.53 FEET; THENCE NORTH 21° 29' 32" EAST A DISTANCE OF 3.79 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF LOT 24, "PLAT OF LOGAN CREEK, P.U.D.," AS PER PLAT RECORDED IN VOLUME 12 OF PLATE, PAGES 56 AND 57, UNDER AUDITOR'S FILE NO. 7905020014, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTH 56° 05' 25" WEST A DISTANCE OF 88.28 FEET; THENCE NORTH 51° 15' 25" WEST A DISTANCE OF 77.00 FEET; THENCE SOUTH 38° 44' 38" WEST A DISTANCE OF 5.62 FEET; THENCE SOUTH 51° 15' 25" EAST A DISTANCE OF 169.02 FEET; THENCE NORTH 21° 29' 32" EAST A DISTANCE OF 13.67 FEET TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

39352431

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8027875577


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/13/2021**

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Ronald K. Sherman Jr., Authorized Agent
State of **TX**, County of **Dallas**

By: 

Audrey B Trumble, Vice President

On **12/13/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **Ronald K. Sherman Jr., Authorized Agent of NAVY FEDERAL CREDIT UNION** and **Audrey B Trumble, 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**

