

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 39369236

Ref Number: 000008308055727

Tax ID: P20100

1/30/2022

Property Address:

13684 TIBBLES LN

ANACORTES, WA 98221-0000

WA0-R-ST 39369236 E 12/13/2021 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: **MARK W. TIBBLES, MARRIED AND SHERRI S TIBBLES, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/7/2017**
Loan Amount: **\$40,000.00**

Recorded in **Skagit County, WA** on: **8/31/2017**, book **N/A**, page **N/A** and instrument number **201708310035**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: THAT PORTION LOT "D" S HORT PLAT NO 5-78 APPROVED NOVEMBER 19, 1979 AND RECORDED NOVEMBER 19, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 11 UNDER AUDITOR'S FILE NO. 7911190060 AND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 TOWNSHIP 3 4 NORTH RANGE 2 EAST W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 7 THAT LIES NORTH 0 DEG. 36' 36" WEST 492.59 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 88 DEG. 51' 30" WEST 268.71 FEET; THENCE NORTH 0 DEG. 36' 36" WEST 4.62 FEET; THENCE NORTH 8 8 DEG. 51' 30" WEST 476.51 FEET; THENCE NORTH 0 DEG. 36' 36" WEST 1337.19 FEET; THENCE SOUTH 88 DEG. 51' 30" 1 EAST 745.22 FEET TO THE EAST LINE OF SAID S ECTION 7; THENCE SOUTH 0 DEG. 36' 36" EAST 75 FEET ALONG THE EAST LINE OF SAID SECTION 7, TO THE NORTHEAST CORNER OF LOT "C" OF SAID SHORT PLAT NO 5-78; THENCE NORTH 88 DEG. 51' 30" WEST 476.22 FEET ALONG THE NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 0 DEG. 36' 36" EAST 208.10 FEE T TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 88 DEG. 51' 30" EAST 207.51 FEET ALONG THE SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 SHORT PLAT NO. 90-50 AS RECORDED IN BOOK 9 OF SHORT PLATS PAGE 299; THENCE SOUTH 0 DEG 36 ' 36 ' ' EAST 417.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEG. 51' 30" EAST 268.71 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 0 DEG. 36' 36" EAST 641.30 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: PTN

39369236

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PORTION D SHORT PLAT NO 5-78 VL 3 P 11 AFN: 7911190060 DEED NO: 8001020011, PARCEL NO: P20100 SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE, BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 8001020011, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

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

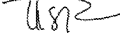
KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Olivia Williams-Galloway, Authorized Agent

State of **TX**, County of **Dallas**

By: 

Tina K. Sandor-Provencher, Vice President

On **12/13/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **Olivia Williams-Galloway, Authorized Agent of KEYBANK NATIONAL ASSOCIATION** and **Tina K. Sandor-Provencher, 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**

