

When recorded mail to:
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Coppell, TX 75019

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Case Nbr: 39439625

Ref Number: 0096473101419798

4/9/2022

Property Address:

23199 Grip Rd
 Sedro Woolley, WA 98284

WA0-R-ST-CO39439625 E 2/9/2022 CHARGE01

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 RELEASE

The purpose of this instrument is to release the below referenced lien/security instrument from the property described therein. This instrument does not release, satisfy or otherwise affect the underlying debt obligation, which the below referenced lien/security instrument secures.

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**.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee for the Deed of Trust described below, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: **KEYBANK NATIONAL ASSOCIATION**
 Made By: **STEPHEN GARCIA, HUSBAND AND ANDREA GARCIA, WIFE AKA ANDREA M. GARCIA**
 Date of Deed of Trust: **3/13/2001**
 Loan Amount: **\$25,000.00**

Recorded in **Skagit County, WA** on: **3/19/2001**, book **N/A**, page **N/A** and instrument number **200103190051**

Property Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT ATATE OF WASHINGTON THE SOUTH 150 FEET OF THE EAST 135 FEET OF THE WEST 465 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. EXCEPT: THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE SOUTH LIEN THEREOF, COMMONLY KNOWN AS GRIP ROAD. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: ABBRV LG: S150 FT. E135 FT. W 465 FT. SW 1/4 SE 1/4 SEC. 35, T36N, R4E FIRST AMERICAN TITLE ORDER NO: 2333139

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Release to be executed on 2/9/2022

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

Kendrick Anthony, Authorized Signer

Cynthia Gay, Vice President

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

On 2/9/2022, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Kendrick Anthony, Authorized Signer** of **KEYBANK NATIONAL ASSOCIATION** and **Cynthia Gay, Vice President** of **Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they 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**

