

After Recording Return to:  
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Coppell, TX 75019

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Case Nbr: 39421474  
Ref Number: 0000008308036815

Tax ID: P37489  
3/14/2022

Property Address:  
307 N CENTRAL AVE  
SEDRO WOOLLEY, WA 98284-0000

WA0-R-ST 39421474 2/1/2022 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
AUDREY 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: ARTHUR W. SPANSKI, HUSBAND AND JUDY A. SPANSKI, WIFE  
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Date of Deed of Trust: 11/16/2006  
Loan Amount: \$200,000.00

Recorded in Skagit County, WA on: 12/19/2006, book N/A, page N/A and instrument number 200612190105

Property Legal Description:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET EAST AND 915 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST, 310 FEET; THENCE NORTH TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO NEIS HODGIN, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 442904; THENCE WEST ALONG THE SOUTH LINE OF SAID HODGIN TRACT, 310 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT THE EAST 206 FEET THEREOF, AND ALSO EXCEPT THE NORTH 24 FEET THEREOF, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 10 FEET EAST AND 972.69 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED TO ART SPANSKI AND JUDY SPANSKI UNDER AUDITOR'S FILE NO. 9512080069; THENCE NORTH 88 DEGREES 30 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF A DISTANCE OF 103.81 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREE 29 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED TO ART AND JUDY SPANSKI UNDER AUDITOR'S FILE NO. 950104003, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 06 SECONDS WEST, A



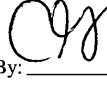
DISTANCE OF 103.81 FEET TO THE WEST LINE OF SAID SPANSKI PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9501040033; THENCE SOUTH 01 DEGREE 29 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV. LEGAL: PTN NE 1/4 NE 1/4 SEC 24 T35N R4E WM PERMANENT PARCEL NUMBER: P37488 TED W. ANDERSON AND MARLENE L. ANDERSON, HUSBAND AND WIFE 307 CENTRAL AVENUE NORTH, SEDRO WOOLLEY WA 98284 LOAN REFERENCE NUMBER : 063141603090C FIRST AMERICAN ORDER NO: 10829810 IDENTIFIER: FIRST AMERICAN LENDERS ADVANTAGE

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/1/2022

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

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

Cynthia Gay, Vice President

On 2/1/2022, before me, CUTARA ADLEY, a Notary Public, personally appeared Olivia Williams-Galloway, Authorized Agent of KEYBANK NATIONAL ASSOCIATION and Cynthia Gay, 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: CUTARA ADLEY  
My Commission Expires : 11/25/2024

