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Case Nbr: **39445013**
 Ref Number: **8019576555**

Tax ID: **P83449 / 4497-000-018-0002**
4/12/2022

Property Address:
4191 ISLANDER WAY
ANACORTES, WA 98221

WA0-R-ST 39445013 E 3/1/2022 LRP001

Recording Requested By:
Navy Federal Credit Union
 Prepared By:
AUDREY B TRUMBLE
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 **GUARDIAN NORTHWEST TITLE**.

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: **RABON DEMPSEY BROWN JR AND MARILYN J BROWN, HUSBAND AND WIFE**
 Original Trustee: **GUARDIAN NORTHWEST TITLE**
 Date of Deed of Trust: **5/21/2012**
 Loan Amount: **\$239,174.00**

Recorded in **Skagit County, WA** on: **5/29/2012**, book **N/A**, page **N/A** and instrument number **201205290259**

Property Legal Description:

LOT 18, "PLAT OF THE POINTE DIVISION NO. 2", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT 19 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 34 DEGREES 42'05" EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 139.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE NORTH 42 DEGREES 47'54" WEST A DISTANCE OF 134.32 FEET TO THE WEST LINE OF SAID LOT 19; THENCE NORTH 36 DEGREES 22'29" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF LOT 18 AND LOT 19 AS SHOWN ON "PLAT OF THE POINTE DIVISION NO. 2", RECORDED IN VOLUME 14 OF PLATS, AT PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18 OF THE "PLAT OF THE POINTE DIVISION NO. 2", BEING COMMON WITH THE NORTHWEST CORNER OF LOT 19 OF SAID PLAT; THENCE SOUTH 36 DEGREES 22'79" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 47'54" EAST A DISTANCE OF 134.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 35 DEGREES 02'49" WEST ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 76.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE

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RADIUS POINT BEARS SOUTH 34 DEGREES 14'37" WEST A DISTANCE OF 525 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 31'42" ALONG THE SOUTHERLY LINE OF SAID LOT 18 FOR AN ARC DISTANCE OF 14.00 FEET; THENCE NORTH 29 DEGREES 02'06" EAST A DISTANCE OF 80.44 FEET; THENCE NORTH 44 DEGREES 53'56" WEST A DISTANCE OF 32.16 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 19; THENCE CONTINUING NORTH 44 DEGREES 53'56" WEST A DISTANCE OF 106.86 FEET TO THE TRUE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/1/2022

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: *Emma F. Vogel*
Emma F. Vogel, Authorized Agent
State of TX, County of Dallas

By: *Cynthia Gay*
Cynthia Gay, Vice President

On 3/1/2022, before me, Ratanaphone Vilayleuth, a Notary Public, personally appeared Emma F. Vogel, Authorized Agent of NAVY FEDERAL CREDIT UNION 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.

Ratanaphone Vilayleuth
Notary Public: Ratanaphone Vilayleuth
My Commission Expires : 3/6/2024

