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03/23/2022 02:32 PM Pages: 1 of 2 Fees: $222.50
Skagit County Auditor, WA

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After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: **39484129**
Ref Number: **00000083080756 68**

Tax ID: **P24589**
5/8/2022

Property Address:
13078 BEAVER LAKE RD
MOUNT VERNON, WA 98273-0000
WA0-R-ST 39484129 E 3/23/2022 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:	**MASON BROOKS, MARRIED STEVIE BROOKS, MARRIED**
Original Trustee:	**FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust:	**6/14/2019**
Loan Amount:	**$25,630.00**

Recorded in **Skagit County**, **WA** on: **8/23/2019**, book **N/A**, page **N/A** and instrument number **201908230002**

Property Legal Description:
SITUATED .IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 12, TOWNSHIP 3-1 NORTH, RANGE 4 EAST OP THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.44 CHAINS EAST AND 4.32 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF A COUNTY ROAD KNOWN AS THE CLEAR LAKE AND BEAVER ROAD AS IT EXISTED MARCH 16, 1964 AND THE EASTERLY LINE OF THE RIGHT OF WAY OF THE PUGET SOUND AND CASCADE RAILWAY COMPANY RIGHT OF WAY; THENCE ALONG THE COUNTY ROAD SOUTH 27.5 DEG. EAST A DISTANCE OF 138 FEET TO THE TRUE POINT OF BEGINNING OP THIS DESCRIPTION; THENCE CONTINUE SOUTH 27.5 DEG. EAST ALONG SAID COUNTY ROAD 230 FEET; THENCE WEST TO THE EASTERLY LINE OF THE PUGET SOUND AND CASCADE RAILWAY RIGHT OF WAY; THENCE NORTH 17.5 DEG. EAST ALONG SAID RIGHT OF WAY TO A POINT WHICH 3EARS SOUTH 63 DEG. WEST FROM THE TRUE POTNT OF BEGINNING; THENCE NORTH 63 DEG. EAST TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL BASEMENTS, 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 ABBREVIATED LEGAL: PTN GOVT LT 1 12-34-04; DEED: 201605270008; PAR: P24589 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201605270008 OF THE SKAGIT COUNTY, WASHINGTON

0000008308075668

UNOFFICIAL DOCUMENT

RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **3/23/2022**

KEYBANK NATIONAL ASSOCIATION

By: _____

Olivia Williams-Galloway, **Authorized Agent**

Nationwide Trustee Services, Inc., A Washington Corporation

By: _____

CUTARA A. ADLEY, **Agent and Attorney in Fact through Power of Attorney**

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

On **3/23/2022**, before me, **Cynthia Gay**, a Notary Public, personally appeared **Olivia Williams-Galloway, Authorized Agent** of **KEYBANK NATIONAL ASSOCIATION** and **CUTARA A. ADLEY**, **Agent and Attorney in Fact through Power of Attorney** 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**

NOTARY PUBLIC STATE OF TEXAS
CYNTHIA GAY
COMM # 132392935
NOTARY PUBLIC - TX
CITY OF IRVING
DALLAS COUNTY
EXPIRES 3/6/2024
Notarial Seal