



202204180059

04/18/2022 11:36 AM Pages: 1 of 2 Fees: \$222.50  
Skagit County Auditor

After Recording Return to:  
**CoreLogic**  
Lien Release, P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39515730  
Ref Number: 8307846998

Tax ID: P58132  
5/15/2022

Property Address:  
5103 Sunset Ave  
Anacortes, WA 98221-4056

WA0-R-ST 39515730 4/12/2022 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: **NOAH J. RICHARDS, MARRIED AND RAYNA L. BOLANOS,, MARRIED**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **6/1/2017**  
Loan Amount: **\$40,125.00**

Recorded in **Skagit County, WA** on: **6/22/2017**, book **N/A**, page **N/A** and instrument number **201706220009**

Property Legal Description:

**THE FOLLOWING DESCRIBED ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: THE EAST 70 FEET OF TRACT A, AS MEASURED ALONG THE SOUTH LINE THEREOF, NORMAN & WOOD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE SOUTH 117 FEET THEREOF. SITUATED IN SKAGIT COUNTY, WASHINGTON. 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. 201410100093, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: E 70 FT TRC A NORMAN & WOOD'S SUB VOL 4 PG 56 EX S 117 FT; DEED 201410100093 ; PARCEL P58132;**

39515730

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8307846998

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/12/2022

**KEYBANK NATIONAL ASSOCIATION**

**Nationwide Trustee Services, Inc., A Washington Corporation**

By: 


**Lewis Wilson III, Authorized Agent**  
State of TX, County of Dallas

By: 

**Cynthia Gay, Vice President**

On 4/12/2022, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Lewis Wilson III, 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: **EMMA VOGEL**  
My Commission Expires : 12/22/2024

