

202204250106

04/25/2022 10:48 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: 39526360

Ref Number: 0000008308057878

Tax ID: P62163

6/3/2022

Property Address:

22632 BUCHANAN ST

MOUNT VERNON, WA 98273-0000

WA0-R-ST 39526360 4/22/2022 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: **VERNA S. ANDERSON, MARRIED AND DARRYL F. ANDERSON, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **6/25/2018**
Loan Amount: **\$56,500.00**

Recorded in **Skagit County, WA** on: **7/30/2018**, book **N/A**, page **N/A** and instrument number **201807300054**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. THAT PORTION OF BLOCK 1, "BINGHAM ACREAGE" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH CORNER OF SECTION 11, TOWNSHIP34 NORTH RANGE 4 EAST, W.M., THENCE NORTH 89 DEGREES 30 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, 692.50 FEET TO THE WEST LINE OF A ROAD PROJECTED NORTH; THENCE SOUTH ALONG SAID PROJECTED WEST LINE OF SAID ROAD 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 190.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES.50 SECONDS WEST 156.50 FEET; THENCE NORTH 190.00 FEET TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING. 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 ABBREVIATED LEGAL: PTN BLOCK 1, BINGHAM ACREAGE DEED: 334/419 PAR: P62163 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 334 PAGE 419, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

39526360

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
IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/22/2022**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Olivia Williams-Galloway, Authorized Agent

By: 

Cynthia Gay, Vice President

State of TX, County of **Dallas**

On **4/22/2022**, before me, **Ratanaphone Vilayleuth**, 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: **Ratanaphone Vilayleuth**
My Commission Expires : **3/6/2024**

