

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 39571376

Ref Number: 82500240

Tax ID: 330425-0-028-0006

7/23/2022

Property Address:

22630 STATE ROUTE 9

MOUNT VERNON, WA 98274

WA0-R-ST 39571376 E 5/26/2022 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
TINA K SANDOR-PROVENCER
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, 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 **SOCIUS LAW GROUP, P.L.L.C.**

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: **USAA FEDERAL SAVINGS BANK**
Made By: **ERIC A. JENSEN AND LINDA M. JENSEN, HUSBAND AND WIFE**
Original Trustee: **SOCIUS LAW GROUP, P.L.L.C.**
Date of Deed of Trust: **10/5/2004**
Loan Amount: **\$23,429.93**

Recorded in **Skagit County, WA** on: **11/1/2004**, book **N/A**, page **N/A** and instrument number **200411010034**

Property Legal Description:

THE REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL "A": THE WEST 240 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 212 FEET; THENCE EAST TO A POINT 200 FEET WEST OF THE WEST LINE OF THE COUNTY ROAD; THENCE NORTH 50 FEET; THENCE EAST TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTH ALONG COUNTY ROAD TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE WEST TO THE POINT OF BEGINNING. PARCEL "B": THE WEST 40 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 212 FEET; THENCE EAST TO A POINT 200 FEET WEST OF THE WEST LINE OF THE COUNTY ROAD; THENCE NORTH 40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 10 FEET; THENCE EAST TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 240 FEET OF SAID GOVERNMENT LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO A POINT WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST TO THE TRUE POINT OF BEGINNING. ---ABBREVIATED LEGAL PROVIDED AS A COURTESY--- PTN LOT 4, SEC 25, T33N, R4E, W.M., SKAGIT CO., WA.

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IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/26/2022

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

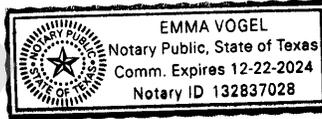
Audrey B Trumble, Vice President
State of TX, County of Dallas

Cynthia Gay, Vice President

On 5/26/2022, before me, EMMA VOGEL, a Notary Public, personally appeared Audrey B Trumble, Vice President of USAA FEDERAL SAVINGS BANK 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

