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Case Nbr: **39686886**
 Ref Number: **8030493558**

Tax ID: **P38641**
11/29/2022

Property Address:
24295 WILLIDA LANE
SEDRO WOOLLEY, WA 98284

WA0-R-ST 39686886 E 10/17/2022 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 **CHICAGO TITLE 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: **NAVY FEDERAL CREDIT UNION**
 Made By: **DANIEL J LEISKAU AND ELIZABETH J LEISKAU, A MARRIED COUPLE**
 Original Trustee: **CHICAGO TITLE COMPANY**
 Date of Deed of Trust: **8/20/2018**
 Loan Amount: **\$488,275.00**

Recorded in **Skagit County, WA** on: **8/21/2018**, book **N/A**, page **N/A** and instrument number **201808210019**

Property Legal Description:

FOR APN/PARCEL ID(S); P38641 / 350507-3-004-0106 PARCEL A: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88 DEGREES 32'40" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 217.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°32'40" EAST FOR A DISTANCE OF 353.46 FEET TO THE WEST EDGE OF THE COUNTY ROAD; THENCE SOUTH 44°47'40" EAST ALONG THE WEST EDGE OF THE COUNTY ROAD FOR A DISTANCE OF 115.73 FEET; THENCE SOUTH 9°07'00" WEST FOR A DISTANCE OF 627.70 FEET; THENCE NORTH 80°53'00" WEST FOR A DISTANCE OF 213.55 FEET; THENCE NORTH 10°42'12" WEST FOR A DISTANCE OF 670.76 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT B OF SURVEY RECORDED DECEMBER 12, 1973, UNDER AUDITOR'S FILE NO. 794429, RECORDS OF SKAGIT COUNTY, WASHINGTON) SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 60.0 FOOT STRIP OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 75.89 FEET TO THE WEST EDGE OF THE COUNTY ROAD RIGHT OF WAY; THENCE NORTH 15°27,03" WEST ALONG THE EDGE OF SAID

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COUNTY ROAD RIGHT OF WAY FOR A DISTANCE OF 220.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,057.21 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°47'51" FOR A DISTANCE OF 256.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 72°36'21" WEST FOR A DISTANCE OF 140.29 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,568.88 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°17'38" FOR A DISTANCE OF 199.73 FEET; THENCE NORTH 80°53'00" WEST FOR A DISTANCE OF 500.00 FEET TO A CENTER POINT OF A 50 FOOT CUL-DE-SAC, SAID POINT BEING TERMINATION POINT OF SAID CENTERLINE; EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 10/17/2022

NAVY FEDERAL CREDIT UNION


Nationwide Trustee Services, Inc., A Washington Corporation

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

By: 
Tina K. Sandor-Provencher, Vice President

On 10/17/2022, before me, Cynthia Gay, a Notary Public, personally appeared Emma F. Vogel, Authorized Agent of NAVY FEDERAL CREDIT UNION and Tina K. Sandor-Provencher, 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: Cynthia Gay
My Commission Expires : 3/6/2024

