

Record and Return to:  
Fidelity National Title Group  
6500 Pinecrest Drive, Suite 600  
Plano, TX 75024

After Recording Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

*INC-MS-82619*  
The Undersigned, **Timothy Gebhard and Maryann Gebhard, husband and wife**, present Beneficiaries, are the owners and holders of the Note secured by Deed of Trust dated **March 16, 2015**, made by **James Kuhn and Claudia Ross-Kuhn, husband and wife** as Trustors, to **Chicago Title Company of Washington** as original Trustee, for **Timothy Gebhard and Maryann Gebhard, husband and wife**, as Beneficiaries, which Deed of Trust was recorded **March 24, 2015** in Document Number: **201503240057**, of Official Records in the office of the County Recorder of Skagit County, Washington, hereby appoints and substitutes **Timothy Gebhard and Maryann Gebhard, husband and wife**, as Trustees in lieu of the Trustee herein.

As such duly appointed and substituted Trustees, **Timothy Gebhard and Maryann Gebhard, husband and wife** hereby accept said appointment as Trustees under the above Deed of Trust, and as Successor Trustees, and pursuant to the request of said owners and holders and in accordance with the provisions of said Deed of Trust, does hereby **RECONVEY WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, ALL the estate, title and interest now held by said trustee under said Deed of Trust.**

Wherever the text of this document so requires, the singular includes the plural.

Tax ID No.: P47257

Abbreviated Legal Description: Ptn Gov, Lot 3, 27-36-2 E W.M.

See attached Exhibit "A" for full Legal Description.

Property Address: 9382 Marshall Road, Bow, WA 98232

DATED: 12-26-2022

**BENEFICIARIES:**

[Signature]  
**Timothy Gebhard**

[Signature]  
**Maryann Gebhard**

STATE OF Washington

COUNTY OF S King

I certify that I know or have satisfactory evidence that **Timothy Gebhard and Maryann Gebhard**, are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-26-22

[Signature]  
Notary Public in and for the State of Washington

My appointment expires: 4-5-24



DATED: 12-26-22

SUCCESSOR TRUSTEES:

[Signature]  
Timothy Gebhard

[Signature]  
Maryann Gebhard

STATE OF Washington

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Timothy Gebhard and Maryann Gebhard**, are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-26-22

[Signature]  
Notary Public in and for the State of Washington

My appointment expires: 4-5-24



**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

That portion of Government Lot 3, Section 27, Township 30 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Intersection of the center line of Alexander Street and the West line of the Plat of Samish;

Thence West along the center of the County road as conveyed to Skagit County by deed recorded in Volume 188 of Deeds, Page 458 of the records of Skagit County, a distance of 464 feet to the true point of beginning;

Thence South parallel with the West line of the Plat of Samish 296 feet to the Northeast corner of a tract conveyed to Gladys R. Coseiman by deed recorded under Auditor's File No. 408612;

Thence West 50 feet;

Thence North to the center line of the County road;

Thence East to the true point of beginning;

Except County road along the North line thereof as conveyed to Skagit County by deed recorded in Volume 188 of Deeds, Page 458, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel ID:P47257

Commonly known as 9382 Marshall Road, Bow, WA 98232  
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: Ptn Gov, Lot 3, 27-36-2 E W.M.