

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 39833308

Ref Number: 8308058483

Tax ID: 4069-004-004-0008 &
6/12/2023

Property Address:

11043 Bayview Edison Rd
Mount Vernon, WA 98273-8215

WA0-R-ST 39833308 E 4/26/2023 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Tina K. Sandor-Provencher
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: **SHAWNA REXROAT, MARRIED AND ROBIN REXROAT, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **8/24/2018**
Loan Amount: **\$147,500.00**

Recorded in **Skagit County, WA** on: **9/10/2018**, book **N/A**, page **N/A** and instrument number **201809100084**

Property Legal Description:

THE LAND REFERRED, TO HEREIN BELOW IS SITUATED IN THE OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS: PARCEL "A": LOTS 2, 3 AND 4, BLOCK 4, PLAT OF "A. SEIGFRED'S FIRST PLAT OF BAY VIEW, PADILLA BAY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED "A" STREET LYING ADJACENT TO SAID LOT 2, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW, ALSO TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY ADJOINING SAID LOTS 2, 3 AND 4, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. ALSO TOGETHER WITH THE SOUTH 1/2 OF THE NORTH 1/2 OF VACATED "A" STREET ADJOINING LOT 5, AND VACATED WEST 1/2 OF ALLEY ADJOINING SAID LOT 5, BLOCK 1, SAID PLAT OF "A. SIEGFRED'S FIRST PLAT OF BAYVIEW, PADILLA BAY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF "A" STREET AND FIRST STREET, AS SHOWN ON THE "PLAT OF BAYVIEW (MCKENNA AND ELLIOTT THE SECOND ADDITION) SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT 120 FEET NORTH OF THE NORTH LINE OF "B"

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
STREET (AS MEASURED ALONG FIRST STREET) AS SHOWN ON SAID PLAT; THENCE AT RIGHT ANGLES TO SAID FIRST STREET WESTERLY TO THE GOVERNMENT MEANDER LINE; THENCE NORTHERLY ALONG THE MEANDER LINE TO THE SOUTH LINE OF "K STREET THENCE EASTERLY TO THE PLACE OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON. ABBREVIATED LEGAL: PARCEL A: LOTS 2, 3&4, BLK. 4, SEIGFREID'S 1ST BAY VIEW, TGW VAC. ALLEY AND VAC. STREE; PARCEL B: PTN GOV LOT 1, 31-35-3 E W.M. PAR: 4069-004-004-0008; 350331-0-020-0005; DEED: 201801040038 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201801040038, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. 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.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/26/2023

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Ratanaphone Vilaylueth, Authorized Signer
State of TX, County of Dallas

By: 
Audrey B Trumble, Vice President

On 4/26/2023, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Ratanaphone Vilaylueth, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Audrey B Trumble, Vice President of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they 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

