

After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: **39858180**
Ref Number: **8049825360**

Tax ID: **P37719**
7/24/2023

Property Address:
10863 STERLING RD
SEDRO-WOOLLEY, WA 98284

WA0-R-ST 39858180 E 6/9/2023 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 **FIRST AMERICAN TITLE INSURANCE CO.**

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: **EHREN E. PHILLIPS AND BRYN H. PHILLIPS A/K/A BRYN M. HULBERT, A MARRIED COUPLE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **3/28/2023**
Loan Amount: **\$150,000.00**

Recorded in **Skagit County, WA** on: **4/19/2023**, book **N/A**, page **N/A** and instrument number **202304190037**

Property Legal Description:
THAT PORTION OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 528 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 156 FEET; THENCE EAST TO THE WEST BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG SAID WEST BANK OF SAID RIVER TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO BRYN M. HULBERT, AN UNMARKED PERSON FROM EHREN E. PHILLIPS, AN UNMARRIED PERSON, BY DEED DATED AUGUST 25, 2020 AND RECORDED AUGUST 31, 2020 IN INSTRUMENT NO. 202008310125 OF OFFICIAL RECORDS.



