

After Recording Return to:  
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**Coppell, TX 75019**

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Case Nbr: **39913626**

Ref Number: **0000008312200271**

Tax ID: **P50020**

**9/23/2023**

Property Address:

**22243 PRAIRIE RD**

**SEDRO WOOLLEY, WA 98284**

WA0-R-ST 39913626 E 8/2/2023 LRP002

Recording Requested By:  
**Key Bank National Association**

Prepared By:  
**Audrey B Trumble**  
**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: **NICHOLAS R. CLEMENT, MARRIED AND KERI L. CLEMENT, MARRIED**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **6/2/2020**  
Loan Amount: **\$50,000.00**

Recorded in **Skagit County, WA** on: **6/12/2020**, book **N/A**, page **N/A** and instrument number **202006120132**

Property Legal Description:

**THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN SKAGIT COUNTY, WA TO WIT; TRACT 0; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS THE PRAIRIE ROAD, FORMERLY WARNER ROAD; THENCE NORTH 01 DEGREES 27 MINUTES 42 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 59 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD, A DISTANCE OF 544.50 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 42 SECONDS EAST, PARALLEL WITH SAID WEST FINE, A DISTANCE OF 400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88 DEGREES 17 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 544.5 FEET TO THE POINT OF BEGINNING., ABBREVIATED LEGAL; TRACT 0, PTN OF NE QUARTER, NW QUARTER, SEC 26, TWP 36 N, R4E, W.M., SKAGIT COUNTY, WA. THIS BEING THE SAME PROPERTY CONVEYED TO NICHOLAS R. CLEMENT AND KERI L. CLEMENT, HUSBAND AND WIFE, DATED 05.06.2013 AND RECORDED ON 05.14.2013 IN INSTRUMENT NO. 201305140102, IN THE SKAGIT COUNTY RECORDERS OFFICE, PARCEL NO. P50020**

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IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/2/2023**

**KEYBANK NATIONAL ASSOCIATION**

**Nationwide Trustee Services, Inc., A Washington Corporation**


By:   
**Olivia Williams-Galloway, Authorized Signer**

By:   
**Naima Smair, Vice President**

State of **TX**, County of **Dallas**

On **8/2/2023**, before me, **Cynthia Gay**, a Notary Public, personally appeared **Olivia Williams-Galloway, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Naima Smair, Vice President for 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: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

