

After Recording Return to:
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Case Nbr: 39982339
Ref Number: 000008308057508

Tax ID: P78174
12/25/2023

Property Address:
725 UPLAND DR
MOUNT VERNON, WA 98273-0000

WA0-R-ST 39982339 E 11/3/2023 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: **STEVEN ESTABROOK, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **5/15/2018**
Loan Amount: **\$75,000.00**

Recorded in **Skagit County, WA** on: **6/6/2018**, book **N/A**, page **N/A** and instrument number **201806060033**

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 34, "THE UPLANDS," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 43, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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 ABBREVIATED LEGAL: LOT 34 UPLANDS. DEED: 201206220113 PAR: P78174 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201206220113, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

39982339

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IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/3/2023

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

Olivia Williams-Galloway, Authorized Signer

Naima Smair, Vice President

State of TX, County of Dallas

On 11/3/2023, before me, **EMMA VOGEL**, 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: **EMMA VOGEL**
My Commission Expires : 12/22/2024

