

After Recording Return to:
CoreLogic
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Coppell, TX 75019

This space for Recorder's use



Case Nbr: **39973606**
Ref Number: **8049073680**

Tax ID: **P134794**
12/22/2023

Property Address:
3342 INVERNESS ST
MOUNT VERNON, WA 98273

WA0-R-ST 39973606 E 11/7/2023 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: **CHERYL PHELPS AND MATHEW PHELPS, A MARRIED COUPLE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **11/8/2022**
Loan Amount: **\$50,000.00**

Recorded in **Skagit County, WA** on: **12/22/2022**, book **N/A**, page **N/A** and instrument number **202212220023**

Property Legal Description:
LOT 27, HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT AS PER PLAT
RECORDED AS SKAGIT COUNTY AUDITORS FILE NO. 201906260037

39973606

Page 1 of 2



8049073680

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/7/2023

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Emma F. Vogel, Authorized Agent

By: 
Tina K. Sandor-Provencher, Vice President

State of TX, County of Dallas

On 11/7/2023, before me, Cynthia Gay, a Notary Public, personally appeared Emma F. Vogel, Authorized Agent of NAVY FEDERAL CREDIT UNION and Tina K. Sandor-Provencher, 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

