

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 39995032

Ref Number: 8031609954

Tax ID: 0000103673

1/23/2024

Property Address:

6911 CAROLINA ST

ANACORTES, WA 98221

WA0-R-ST 39995032 E 12/11/2023 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
Tina Kaye Sandor-Provencher
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 **LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY**.

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: **RYAN L BALDWIN AND MAKI BALDWIN, A MARRIED COUPLE**
Original Trustee: **LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY**
Date of Deed of Trust: **5/10/2019**
Loan Amount: **\$464,737.00**

Recorded in **Skagit County, WA** on: **5/10/2019**, book **N/A**, page **N/A** and instrument number **201905100128**

Property Legal Description:

PARCEL "A": LOTS 9,10,11 AND 12, BLOCK 24, "PLAT OF THE TOWNSITE OF GIBALTAR, SKAGIT CO., WASHINGTON, U.S.A.," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 1/2 OF GEORGIA STREET LYING BETWEEN THE WEST LINE OF LOT 12, BLOCK 24 AND THE EAST LINE OF LOT 9, BLOCK 24, PRODUCED NORTHERLY OF "PLAT OF THE TOWNSITE OF GIBALTAR, SKAGIT CO., WASHINGTON, U.S.A.," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO TOGETHER WITH THAT PORTION OF THE ALLEY IN SAID BLOCK 24, LYING WEST OF THE EAST LINE OF LOT 9 PRODUCED SOUTH. ALSO TOGETHER WITH THE EAST 20 FEET OF NEBRASKA STREET LYING SOUTHERLY OF THE SOUTH LINE OF LOT 16, BLOCK 24 AND NORTHERLY OF THE SOUTH LINE OF LOT 17 IN SAID BLOCK 24 PROJECTED WESTERLY. PARCEL "B": AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT: THE NORTH 80 FEET OF CAROLINA STREET LYING BETWEEN BLOCK 4 AND BLOCK 24, "PLAT OF THE TOWNSITE OF GIBALTAR, SKAGIT CO., WASHINGTON, U.S.A.," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXTENDED FROM THE CENTERLINE OF NEBRASKA STREET TO THE CENTERLINE OF DAKOTA STREET, EXCEPT THE NORTH 20 FEET THEREOF LYING ADJACENT TO LOTS 17 THROUGH 32 OF SAID BLOCK 24. PARCEL "C": AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF LOT 20,

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Page 1 of 2



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BLOCK 24, "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT CO., WASHINGTON, U.S.A.," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 24; THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 20 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 13 AND OF LOTS 14,15 AND 16, BLOCK 24 OF SAID PLAT 140 FEET TO THE CENTERLINE OF NEBRASKA STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 24; THENCE EAST ALONG SAID WESTERLY EXTENSION A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID BLOCK 24; THENCE NORTH ALONG WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF LOT 17; THENCE EAST ALONG THE NORTH LINE OF LOTS 17,18,19 AND 20 OF SAID BLOCK 24 TO THE NORTHEAST CORNER OF LOT 20 AND THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/11/2023

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Emma F. Vogel, Authorized Agent

By: 
Audrey B Trumble, Vice President

State of TX, County of Dallas

On 12/11/2023, before me, Cynthia Gay, a Notary Public, personally appeared Emma F. Vogel, Authorized Agent of NAVY FEDERAL CREDIT UNION and Audrey B Trumble, 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

