

After Recording Return to:
CoreLogic
Lien Release, P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: **40012776**
Ref Number: **000008307846302**

Tax ID: **P63992**
2/19/2024

Property Address:
63304 WEST ROSS PLACE
MARBLEMOUNT, WA 98267-0000

WA0-R-ST 40012776 E 1/2/2024 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
CUTARA ADLEY
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: **ANDREA R GERTH, MARRIED AND RANDALL J GERTH, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **12/9/2016**
Loan Amount: **\$59,400.00**

Recorded in **Skagit County, WA** on: **1/17/2017**, book **N/A**, page **N/A** and instrument number **201701170114**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON, TO-WIT: LOT 119, CASCADE RIVER PARK NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, 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. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO- 200703020012, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: L 119 TRACT: CASCADE RIVER PARK NO. 3, VOL 9, PG 22-24, DEED 200703020012, PAR: P63992




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/2/2024

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation


By: 
Audrey B Trumble, Vice President

By: 
Cynthia Gay, Vice President

State of TX, County of Dallas

On 1/2/2024, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Audrey B Trumble, Vice President of KEYBANK NATIONAL ASSOCIATION** and **Cynthia Gay, 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

