

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

This space for Recorder's use



Case Nbr: **40016719**

Ref Number: **8051369620**

Tax ID: **P109052**

3/8/2024

Property Address:

7344 HAYES LN

SEDRO WOOLLEY, WA 98284

WA0-R-ST 40016719 E 1/23/2024 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: **SHERIE L. SERVIS, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **10/6/2023**
Loan Amount: **\$150,000.00**

Recorded in **Skagit County, WA** on: **12/6/2023**, book **N/A**, page **N/A** and instrument number **202312060011**

Property Legal Description:

LOT 2, SHORT PLAT NO. 92-053. APPROVED JANUARY 29, 1996, RECORDED FEBRUARY 7, 1996 IN VOLUME 12 OF SHORT PLATS, PAGE 73, UNDER AUDITOR'S FILE NO. 9602070094, AND BEING A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS HAYES LANE AS SHOWN ON THE FACE OF THE SHORT PLAT. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO SHERIE L. SERVIS, A SINGLE WOMAN AS HER SEPERATE PROPERTY AND ESTATE, FROM SHERIE L. SERVIS, THE COURT APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF STEPHEN J. SERVIS, DECEASED UNDER ISLAND COUNTY SUPERIOR COURT PROBATE CAUSE NO 22-4-00372-15, BY DEED DATED SEPTEMBER 1, 2023 AND RECORDED SEPTEMBER 1, 2023 IN INSTRUMENT NO. 202309010054 OF OFFICIAL RECORDS.

40016719

Page 1 of 2



8051369620


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/23/2024**

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Olivia M Williams-Galloway, Authorized Agent


By: 

Cutara A. Adley, Vice President

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

On **1/23/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Olivia M Williams-Galloway, Authorized Agent of NAVY FEDERAL CREDIT UNION** and **Cutara A. Adley, 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**

