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Case Nbr: **40017416**Ref Number: **8029047985**Tax ID: **P109052****3/8/2024**

Property Address:

7344 HAYES LANE**SEDRO WOOLLEY, WA 98284**

WA0-R-ST 40017416 E 1/24/2024 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 AND STEPHEN J SERVIS, WIFE AND HUSBAND**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **12/16/2017**
Loan Amount: **\$100,000.00**

Recorded in **Skagit County, WA** on: **1/29/2018**, book **N/A**, page **N/A** and instrument number **201801290112**

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. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBRV LEGAL PTN SW 1/4 NE 1/4 12 35 4 E W.M. (AKA LOT 2, SP NO. 92 053), VOL. 12 OF SHORT PLATS, PG 73 PPN: P109052 STEPHEN J. SERVIS AND SHERIE L. SERVIS, HUSBAND AND WIFE 7344 HAYES LANE, SEDRO WOOLLEY WA 98284




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/24/2024**

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

Olivia M Williams-Galloway, Authorized Agent


By: 

Cynthia Gay, Vice President

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

On **1/24/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Olivia M Williams-Galloway, Authorized Agent of NAVY FEDERAL CREDIT UNION** 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**

