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Case Nbr: **40029966**

Ref Number: **83940619**

Tax ID: **P61860**

4/5/2024

Property Address:

3888 SEABREEZE LN

ANACORTES, WA 98221-6012

WA0-R-ST 40029966 E 2/7/2024 LRP001

Recording Requested By:

UNITED SERVICES AUTOMOBILE

Prepared By:

CUTARA ADLEY

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

USAA FEDERAL SAVINGS BANK, 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 **SOCIUS LAW GROUP, P.L.L.C.**

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: **USAA FEDERAL SAVINGS BANK**

Made By: **JOHN M. ALEXANDER AND ELLA Y. ALEXANDER, JOINING
HEREIN AS OWNER, NOT AS BORROWER, HUSBAND AND WIFE**

Original Trustee: **SOCIUS LAW GROUP, P.L.L.C**

Date of Deed of Trust: **5/23/2006**

Loan Amount: **\$50,000.00**

Recorded in **Skagit County, WA** on: **6/15/2006**, book **N/A**, page **N/A** and instrument number **200606150116**

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT: LOT 57, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; EASEMENTS DEDICATED ON THE FACE OF SAID PLAT FOR SLOPES FOR CUTS AND FILLS; EASEMENT FOR WELL, WATER LINE AND ROADWAY AS GRANTED BY INSTRUMENT IN FAVOR OF OWNERS OF LOTS 57 THROUGH 62, RECORDED SEPTEMBER 6, 1972, UNDER AUDITOR'S NO. 773630, RECORDS OF SKAGIT COUNTY, WASHINGTON; EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S), GRANTED PUGET SOUND POWER & LIGHT COMPANY, RECORDED JULY 30, 1980, UNDER AUDITOR'S NO. 8007300003 RECORDS OF SKAGIT COUNTY, WASHINGTON; EASEMENT FOR PRIVATE ROAD, ACCESS AND UTILITIERS AS DISCLOSED BY SHORT PLAT NO. 114-78, APPROVED SEPTEMBER 26, 1980, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 185, RECORDS OF SKAGIT COUNTY, WASHINGTON; EASEMENT FOR INGRESS AND EGRESS OVER A RIGHT OF WAY NOT TO EXCEED 20 FEET IN WIDTH TO BE ESTABLISHED BY ESTVOLD DEVELOPMENT COMPANY AS DISCLOSED BY NUMEROUS DEEDS OF RECORDS; KNOWN: 3888 SEABREEZE LN PARCEL: P61860

40029966

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IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/7/2024**

USAA FEDERAL SAVINGS BANK

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 **2/7/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Audrey B Trumble, Vice President of USAA FEDERAL SAVINGS BANK** 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**

