



202402200028

02/20/2024 09:11 AM Pages: 1 of 2 Fees: \$322.50
Skagit County Auditor

After Recording Return to:
CoreLogic
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Coppell, TX 75019

This space for Recorder's use



Case Nbr: 40023827
Ref Number: 8031914867

Tax ID: P21015
3/23/2024

Property Address:
16229 OVENELL RD
MOUNT VERNON, WA 98273-8262

WA0-R-ST 40023827 2/8/2024 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 FIRSTAM TITLE INS 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: BENJAMIN E GREEN AND SARAH PAULINE GREEN, HUSBAND AND WIFE
Original Trustee: FIRSTAM TITLE INS CO
Date of Deed of Trust: 5/3/2019
Loan Amount: \$50,000.00

Recorded in Skagit County, WA on: 5/23/2019, book N/A, page N/A and instrument number 201905230047

Property Legal Description:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE OVENELL COUNTY ROAD WITH THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 400 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 144 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID COUNTY ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 1323.94 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 400 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 52 MINUTES 36 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST

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QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 113.36 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF THE OVENELL ROAD AS IT EXISTED ON JUNE 1, 1993, BEING 20.00 FEET FROM THE EXISTING CENTERLINE (AS MEASURED PERPENDICULAR); THENCE NORTH 52 DEGREES 53 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY MARGIN IN A DISTANCE OF 12.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS POINT BEARING NORTH 37 DEGREES 06 MINUTES 34 EAST AT A DISTANCE OF 837.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN AN ARC DISTANCE OF 40.25 FEET THROUGH A CENTRAL ANGLE OF 2 DEGREES 45 MINUTES 19 SECONDS; THENCE NORTH 26 DEGREES 07 MINUTES 18 SECONDS EAST A DISTANCE OF 90.03 FEET TO THE TRUE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBRV LEGAL PTN SW 1/4 OF THE S W 1/4 OF SEC. 2, TWN 34 N, RNG 3 E OF THE WILLAMETTE MERIDIAN PPN: P21015

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/8/2024

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: *Olivia M Williams-Galloway*
Olivia M Williams-Galloway, Authorized Agent

By: *Cynthia Gay*
Cynthia Gay, Vice President

State of TX, County of Dallas

On 2/8/2024, 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.

EMMA VOGEL
Notary Public: EMMA VOGEL
My Commission Expires : 12/22/2024

