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Case Nbr: **40037467**

Ref Number: **8031711800**

Tax ID: **0000102456**

4/20/2024

Property Address:

13408 RECTOR ROAD

MOUNT VERNON, WA 98273

WA0-R-ST 40037467 E 3/6/2024 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: **DARELL WEST, WHOM ACQUIRED TITLE AS DARRELL WEST AND SHIRLEY WEST, HUSBAND AND WIFE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **3/25/2019**
Loan Amount: **\$27,100.00**

Recorded in **Skagit County, WA** on: **5/6/2019**, book **N/A**, page **N/A** and instrument number **201905060092**

Property Legal Description:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., ALL BEING CONFINED WITHIN "PLAT OF BAY VIEW", (MCKENNA'S AND ELLIOTT'S SECOND ADDITION TO THE TOWN OF BAY VIEW), RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION FROM WHICH THE EAST 1/4 CORNER BEARS NORTH 89°33'56" EAST; THENCE NORTH 89°33'56" EAST ALONG SAID EAST/WEST CENTER OF SECTION LINE, 632.44 FEET TO THE INTERSECTION OF THE EAST MARGIN OF THE PLATTED LESTER STREET PROJECTED NORTH; THENCE SOUTH 0A°09'42" EAST ALONG SAID PROJECTION, 30.00 FEET TO THE INTERSECTION OF THE EAST MARGIN OF "LESTER" AND THE SOUTH MARGIN OF THE RECTOR ROAD AND TRUE POINT OF BEGINNING; THENCE SOUTH 0A°09'42" EAST ALONG SAID EAST MARGIN, 287.97 FEET; THENCE NORTH 89°33'56" EAST, 302.53 FEET; THENCE NORTH 0A°09'42" WEST, 287.97 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF SAID RECTOR ROAD; THENCE SOUTH 89°33'56" WEST ALONG SAID SOUTH MARGIN, 302.53 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. FOR INFORMATION ONLY: PTN OF THE NW 1/4 OF THE SW 1/4, SEC 29, TWP 35 N, RNG 3 E, W.M., PLAT OF BAY VIEW, VOL 3, PG 19, SKAGIT CO., WA. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO DARRELL WEST AND SHIRLEY WEST, HUSBAND AND WIFE FROM DONALD W. MOWAT AND KATHRYN M. MOWAT, HUSBAND AND WIFE, BY DEED DATED MAY 31, 2006 AND RECORDED JUNE 05, 2006 AS INSTRUMENT NO.

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200606050003 OF OFFICIAL RECORDS. APN #: P102456

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of
Reconveyance to be executed on **3/6/2024**

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington
CorporationBy: 

Olivia M Williams-Galloway, Authorized Agent

By: 

Cynthia Gay, Vice President

State of TX, County of Dallas

On **3/6/2024**, 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**

