

After Recording Return to:
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Coppell, TX 75019

This space for Recorder's use



Case Nbr: 40041935
Ref Number: 8048867090

Tax ID: P58622
4/27/2024

Property Address:
3515 WEST 7TH PLACE
ANACORTES, WA 98221

WA0-R-ST 40041935 E 3/13/2024 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: **CHRISTIAN MAXWELL SANDRONI, AN UNMARRIED PERSON**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE CO**
Date of Deed of Trust: **12/9/2022**
Loan Amount: **\$100,000.00**

Recorded in **Skagit County, WA** on: **1/6/2023**, book **N/A**, page **N/A** and instrument number **202301060009**

Property Legal Description:
THE WEST 10 FEET OF LOT 18, ALL OF LOTS 19 AND 20, BLOCK 913, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTHERLY 34 FEET THEREOF; TOGETHER WITH THE NORTHERLY 47 FEET OF VACATED SEVENTH STREET WEST LYING ADJACENT TO AND ABUTTING SAID PROPERTY AS WOULD ATTACH BY OPERATION OF LAW. SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 3/13/2024

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

Olivia M Williams-Galloway, Authorized Agent

Cynthia Gay, Vice President

State of TX, County of Dallas

On 3/13/2024, 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

