

After Recording Return to:
Corelogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 40068576
Ref Number: 0000006025330636

Tax ID: P39393
6/15/2024

Property Address:
1074 N FRUITDALE RD
SEDRO WOOLLEY, WA 98284-0000

WA0M-R-ST 40068576 E 4/25/2024 LRP002

Recording Requested By:
Key Bank National Association
Prepared By:
Audrey B Trumble
Preparer
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100065700003495699 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute First American Title Insurance Company as Trustee under said Deed of Trust in place of CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION.

First American Title Insurance Company, 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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By: HARVEY R BRENNEISE AND MICHAEL STRONG, A MARRIED COUPLE
Original Trustee: CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
Date of Deed of Trust: 1/11/2024
Loan Amount: \$220,000.00

Recorded in Skagit County, WA on: 1/12/2024, book N/A, page N/A and instrument number 202401120048

Property Legal Description:

FOR APN/PARCEL ID(S): P39393 / 350518-4-013-0100 THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1 DEGREE 31'45" EAST ALONG THE EAST LINE THEREOF 144.50 FEET; THENCE SOUTH 89 DEGREES 47'00" WEST 21.41 FEET TO THE WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 47'00" WEST 120 FEET; THENCE NORTH 1 DEGREE 34'30" WEST PARALLEL WITH SAID WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD 76 FEET; THENCE NORTH 89 DEGREES 47'00" EAST 120 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF SAID FRUITDALE COUNTY ROAD; THENCE SOUTH 1 DEGREE 34'30" EAST ALONG SAID WESTERLY MARGIN FOR 76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 10 FEET AS CONVEYED TO THE CITY OF SEDRO WOOLLEY, A MUNICIPAL CORPORATION IN SKAGIT COUNTY, STATE OF WASHINGTON, AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200809250098, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE 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 **4/25/2024**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
DESIGNATED NOMINEE FOR KEYBANK
NATIONAL ASSOCIATION, BENEFICIARY
OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS**

First American Title Insurance Company

By: 
Naima Smair, Vice President
State of TX, County of Dallas

By: 
TINA SANDOR-PROVENCHER, Vice President

On **4/25/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Naima Smair, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **TINA SANDOR-PROVENCHER, Vice President of First American Title Insurance Company** personally known to me 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**
TX - Signor1 and Trustee Signor (MERS)

