

After Recording Return to:
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Case Nbr: **40080273**

Ref Number: **82191263**

Tax ID: **4727-000-007-0000**

7/16/2024

Property Address:

2310 42ND PL

ANACORTES, WA 98221-4447

WA0-R-ST 40080273 E 5/30/2024 LRP001

Recording Requested By:
UNITED SERVICES AUTOMOBILE
Prepared By:
AUDREY B TRUMBLE
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 **First American Title Insurance Company** as Trustee under said Deed of Trust in place of **BETTS, PATTERSON AND MINES, P.S.**

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: **USAA FEDERAL SAVINGS BANK**
Made By: **JOHN P. KENNEDY VI AND HOLLY C. KENNEDY, HUSBAND AND WIFE**
Original Trustee: **BETTS, PATTERSON AND MINES, P.S**
Date of Deed of Trust: **5/14/2004**
Loan Amount: **\$75,000.00**

Recorded in **Skagit County, WA** on: **5/26/2004**, book **N/A**, page **N/A** and instrument number **200405260017**

Property Legal Description:


THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 7, "PLAT OF FOREST HILLS PUD", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON, * DERIVATION - GRANTOR AND GRANTEE NAMES ONLY AS SHOWN ON RECORDED DOCUMENT *** BEING THE SAME PARCEL CONVEYED TO JOHN P. KENNEDY VI AND HOLLY C. KENNEDY FROM HANSELL HOMES, INC. BY VIRTUE OF A DEED DATE 2/8/2000 RECORDED 2/26/2000 IN INSTRUMENT # 200002250010 IN COUNTY OF SKAGIT *****

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/30/2024**

USAA FEDERAL SAVINGS BANK

First American Title Insurance Company


By: 
SABRINA A WICKLINE, Vice President

By: 
Naima Smair, Vice President

State of **TX**, County of **Dallas**

On **5/30/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **SABRINA A WICKLINE, Vice President** of **USAA FEDERAL SAVINGS BANK** and **Naima Smair, Vice President** for **First American Title Insurance Company** 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**

