

After Recording Return to:
First American Mortgage Solutions
4795 Regent Blvd FL 2 MC-3007
Irving, TX 75063

This space for Recorder's use



Case Nbr: 40083288

Ref Number: 8016827175

Tax ID: 0000067640

8/4/2024

Property Address:

9370 PROSPECT ST

SEDRO WOOLLEY, WA 98284-8030

WA0-R-ST 40083288 E 6/20/2024 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 **First American Title Insurance Company** as Trustee under said Deed of Trust in place of **GUARDIAN NORTHWEST TITLE**.

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: **NAVY FEDERAL CREDIT UNION**
Made By: **DOUGLAS G PIERCE AND RONI M PIERCE, HUSBAND AND WIFE**
Original Trustee: **GUARDIAN NORTHWEST TITLE**
Date of Deed of Trust: **5/20/2009**
Loan Amount: **\$207,000.00**

Recorded in **Skagit County, WA** on: **6/3/2009**, book **N/A**, page **N/A** and instrument number **200906030049**


Property Legal Description:

LOT 7. "MOUNTAIN VISTA ADDITION, SKAGIT COUNTY, WASH AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 65. RECORDS OF SKAGIT COUNTY. WASHINGTON


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/20/2024**

NAVY FEDERAL CREDIT UNION

First American Title Insurance Company

By: 

Tina K. Sandor-Provencher, Authorized Agent


By: 

Naima Smair, Vice President

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

On **6/20/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Tina K. Sandor-Provencher, Authorized Agent of NAVY FEDERAL CREDIT UNION** 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**

