

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: 40089644

Ref Number: 85436129

Tax ID: P58209

8/26/2024

Property Address:

3601 W 4TH ST

ANACORTES, WA 98221-1224

WA0-R-ST 40089644 E 7/1/2024 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 **SOCIUS LAW GROUP, P.L.L.C.**

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: **PETER M. FLEMING AND SALLY C. FLEMING, HUSBAND AND WIFE**
Original Trustee: **SOCIUS LAW GROUP, P.L.L.C**
Date of Deed of Trust: **12/26/2007**
Loan Amount: **\$15,000.00**

Recorded in **Skagit County, WA** on: **1/11/2008**, book **N/A**, page **N/A** and instrument number **200801110033**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY IN COUNTY OF SKAGIT, STATE OF WASHINGTON:
LOT 1, BLOCK 1108, ANACORTES, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2
OF PLATS, PAGE(S) 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. PROPERTY ADDRESS:
3601 W 4TH ST PARCEL ID: P58209---


IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/1/2024**

USAA FEDERAL SAVINGS BANK

First American Title Insurance Company

By: 

Tina K. Sandor-Provencher, Vice President


By: 

Naima Smair, Vice President

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

On **7/1/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Tina K. Sandor-Provencher, 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**

