

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: 40105017

Ref Number: 8042910037

Tax ID: P31863 & P56187

11/15/2024

Property Address:

2111 12TH ST

ANACORTES, WA 98221

WA0-R-ST 40105017 E 10/1/2024 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 **FIRST AMERICAN 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: **GORDON F ZURN III, A MARRIED MAN**
Original Trustee: **FIRST AMERICAN TITLE**
Date of Deed of Trust: **5/10/2021**
Loan Amount: **\$260,000.00**

Recorded in **Skagit County, WA** on: **5/14/2021**, book **N/A**, page **N/A** and instrument number **202105140020**

Property Legal Description:


FILE NO.: 13707-447759 (JM) PARCEL "A": THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 336 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 ON THE SOUTH LINE OF 12TH STREET; THENCE SOUTH 108 FEET; THENCE EAST 45 FEET; THENCE NORTH 108 FEET; THENCE WEST 45 FEET TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": LOTS 1 AND 2 BLOCK 194, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. FOR INFORMATION ONLY: LTS 1 & 2, BLOCK 194, MAP OF ANACORTES & PTN NE NW 24-35-1. A.P.N. P31863 AND P56187

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **10/1/2024**

NAVY FEDERAL CREDIT UNION

First American Title Insurance Company


By: 
Emma F. Vogel, Authorized Agent

By: 
Naima Smair, Vice President

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

On **10/1/2024**, before me, **Sabrina Wickline**, a Notary Public, personally appeared **Emma F. Vogel, 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: **Sabrina Wickline**
My Commission Expires : **5/15/2028**

