

Record and Return To:

Celtic Bank Corporation
268 South State St. Suite 300,
300
Salt Lake City, UT 84111

Drafted By: **Kim Schow**

Loan #: **15024455**

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **JR PROPERTIES LLC, a Washington Limited Liability Company** was the original Trustor under that certain Deed of Trust of the Official Records of **Skagit County, WA;**

WHEREAS, the undersigned, **Celtic Bank Corporation 268 S. State ST STE 300, Salt Lake City, UTAH 84111**, as the present Beneficiary(s) under said Deed of Trust hereby substitutes a new trustee, **Trustee Services, Inc.** whose address is **P.O. Box 2980, Silverdale, WA 98383-2980**, under said Deed of Trust, and **Trustee Services, Inc.** as Trustee under said Deed of Trust does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by trustee under said Deed of Trust. And whereas the above said Deed of Trust has been paid in full.

Original Trustee: **Land Title and Escrow Company**

Original Beneficiary: **Celtic Bank Corporation**

Dated: **07/31/2024** Recorded: **08/01/2024** Instrument: **202408010066** in **Skagit County, WA** Loan Amount: **\$8,121,000.00**

Property Address: **16546 Country Club DR, Burlington, WA 98233**

Parcel Tax ID: **P64572**

Legal: **See attached, Exhibit "A"**

Assignment of Rents Dated: **07/31/2024** Recorded: **08/01/2024** as Instrument Number: **202408010067**

Date: **10/03/2025.**

Current Beneficiary:

Celtic Bank Corporation

By: 

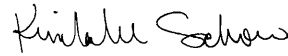
Name: **Josh Hovermale**

Title: **Authorized Signer**

STATE OF **Utah** }
COUNTY OF **Salt Lake** } S.S.

On this day of **10/03/2025**, before me **Kimbarlee Schow**, a Notary Public, personally appeared , **Josh Hovermale, Authorized Signer** for **Celtic Bank Corporation**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

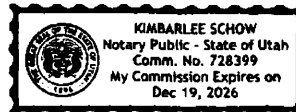
Witness my hand and official seal.



Notary Public: **Kimbarlee Schow**

My Commission Expires: **12/19/2026**

Commission #: **728399**



IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective 10/3/2025

Trustee Services, Inc.

By: 

Name: Alan Mazuti

Title: Assistant Vice President

State of WA
County of Kitsap

On 10/3/2025 before me, Jill O'Connor, Notary Public, personally appeared Alan Mazuti, Assistant Vice President of Trustee Services, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public: Jill O'Connor
My commission expires: 01/10/2026

Commission #: 22005302

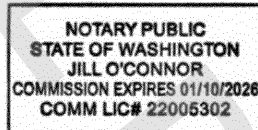


EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL C:**

Lots 2 and 3, "COUNTRY CLUB ADDITION NO. 3," as per plat recorded in Volume 8 of Plats, page 82, records of Skagit County, Washington.

TOGETHER WITH that portion of a private road being in the North Half of the South Half of Section 2, Township 34 North, Range 3 East, W.M. and also being a portion of the plat of the Country Club Addition No. 3 recorded on December 19th, 1964 under Auditor's File Number 660293 in Volume 8 of Plats, page 82, Skagit County records lying Easterly of the following described line:

Commencing at the Southwest corner of Lot 4 of said plat;
thence North $11^{\circ}49'59''$ East parallel with the centerline of Country Club Drive 154.52 feet to the point of curvature and the point of beginning of this line description;
thence continuing parallel with said drive North $11^{\circ}49'59''$ East 60.00 feet to a tangent curve concave to the East,
thence along said curve parallel with said drive having a radius of 147.26 feet, through a central angle of $9^{\circ}02'29''$ to the point of curvature of curve "D" of said plat an arc length of 23.24 feet and the terminus of this line description.

Situate in the County of Skagit, State of Washington.