



200602230045

Skagit County Auditor

2/23/2006 Page 1 of 2 9:14AM

**Prepared By:**

uDEED

2700 East Sunset Road, Suite 5  
Las Vegas, Nevada 89120**After Recording Mail To:**

uDEED

2700 East Sunset Road, Suite 5  
Las Vegas, Nevada 89120**Order No. 74-885936**Assessor's Parcel Number: **P109357****SUBSTITUTION OF TRUSTEE AND  
FULL RECONVEYANCE OF DEED OF TRUST****TITLE OF DOCUMENT**

The undersigned, **KeyBank National Association**, is the owner and holder of the Deed of Trust and the Promissory Note or Notes secured thereby, to wit:

Date of Deed of Trust: **December 23, 2004**  
Executed By: **Joel A. Semanko and Andrea L. Semanko**  
Original Trustee: **First American Title Insurance Company**  
Original Beneficiary: **KeyBank National Association**  
Date Recorded: **January 19, 2005**  
Instrument Number: **200501190105**  
Site County: **Skagit**  
Property Description: **LT 63 VOL 16 PGS 121-130**  
Given: **To secure a certain Promissory Note in the original amount of \$84,000.00, payable to Beneficiary**

Said Note or Notes, together with all other indebtedness secured by said Deed of Trust have been fully paid. The undersigned hereby appoints **Tolan Furusho, Esq.** as Successor Trustee of said Deed of Trust and directs him to reconvey to the party or parties entitled thereto all the estate, right, title and interest held by said Trustee under said Deed of Trust. Said Trustee is further directed to cancel said Promissory Note or Notes which have been delivered to said Trustee for that purpose.

As such duly appointed and substituted Trustee, FOR VALUABLE CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable considerations, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tolan Furusho, Esq.**, Trustee, does hereby certify that the above described Deed of Trust is hereby released and satisfied in full and the real estate described therein is fully released from said Deed of Trust.

The undersigned are the present holder and Trustee of said Deed of Trust.

DATED this 16 day of **January, 2006**.

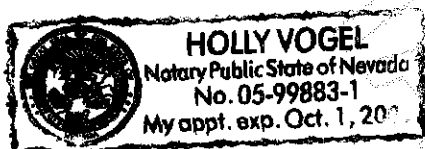
[Signature]  
North American Deed Company, by Aaron Romano, CEO  
as Attorney in Fact for KeyBank National Association  
**Skagit County, Washington, POA #200509210019**

**STATE OF NEVADA )**

**COUNTY OF CLARK ) ss**

I certify that I know or have satisfactory evidence that **Aaron Romano** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it **CEO of North American Deed Company** as the Attorney in Fact for **KeyBank National Association**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

**NOTARY STAMP/SEAL**



Given under my hand and official seal of office  
this 16 day of **January, A.D., 2006**.

[Signature: Holly Vogel]

**NOTARY PUBLIC**

MY Commission Expires: **October 1, 2009**

Residing at: **2700 East Sunset Road, Suite 5**  
**Las Vegas, Nevada 89120**

DATED this 16 day of **January, 2006**.

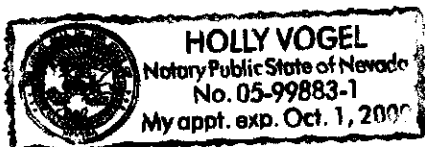
[Signature: Leila Hansen]  
Leila Hansen, as Attorney in Fact for Tolan Furusho, Esq., Trustee  
**Skagit County, Washington, POA #200509210020**

**STATE OF NEVADA )**

**COUNTY OF CLARK ) ss**

I certify that I know or have satisfactory evidence that **Leila Hansen** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Attorney in Fact for **Tolan Furusho, Esq., Trustee**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

**NOTARY STAMP/SEAL**



Given under my hand and official seal of office  
this 16 day of **January, A.D., 2006**.

[Signature: Holly Vogel]

**NOTARY PUBLIC**

MY Commission Expires: **October 1, 2009**

Residing at: **2700 East Sunset Road, Suite 5**  
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