



201205160043  
Skagit County Auditor

5/16/2012 Page 1 of 2 11:37AM

When recorded mail to:  
**CoreLogic**  
450 E. Boundary St.  
Attn: Release Dept.  
Chapin, SC 29036

This space for Recorder's use



Case Nbr: 18377550  
Ref Number: 96473100691323  
Tax ID: 4008-000-002-0119  
5/11/2012  
Property Address:  
1414 Channel Dr  
MOUNT VERNON, WA 98273  
WA0-R-ST 18377550 5/15/2012

Recording Requested By:  
**Key Bank National Association**

Prepared By:  
**Debora C. Cox**  
888-603-9011  
450 E. Boundary St.  
Chapin, SC 29036

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

**KEYBANK NATIONAL ASSOCIATION**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Trustee Services, Inc.** as Trustee under said Deed of Trust in place of **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**.

**Nationwide Trustee Services, Inc.**, 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 Lender: **KEYBANK NATIONAL ASSOCIATION**  
Made By: **JAMES F. RITCHIE HUSBAND CYNTHIA J. RITCHIE WIFE**  
Original Trustee: **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY**  
Date of Deed of Trust: **5/29/1998**  
Loan Amount: **\$100,000.00**

Recorded in Skagit County, WA on: 6/1/1998, book 1820, page 0061 and instrument number 9806010134

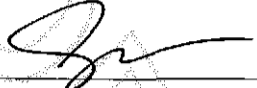
Property Legal Description:

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 2, "SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, UNDER AUDITOR'S FILE NO. 652085, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 10 DEGREES 22' EAST, A DISTANCE OF 90.00 FEET ALONG THE EAST LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10 DEGREES 22' EAST, A DISTANCE OF 5.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 523.69 FEET THROUGH A CENTRAL ANGLE OF 9 DEGREES 17'59" AN ARC DISTANCE OF 85.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT THENCE SOUTH 88 DEGREES 56' WEST, A DISTANCE OF 195 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID LOT TO THE LINE OF ORDINARY HIGH TIDE; THENCE NORTHERLY ALONG 84 DEGREES 17' WEST FROM THE TRUE POINT WHICH BEARS SOUTH 84 DEGREES 17' EAST, A DISTANCE OF 188 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO SKAGIT COUNTY FOR CHANNEL DRIVE BY DEED RECORDED APRIL 9, 1990, UNDER AUDITOR'S FILE NO. 9004090063.**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/15/2012

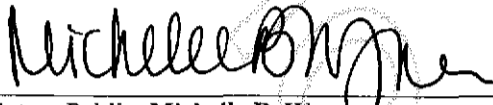
**KEYBANK NATIONAL ASSOCIATION**

**Nationwide Trustee Services, Inc.**

By:   
Angela Venner, Authorized Signor  
State of SC, County of Lexington

By:   
Jana Pope, Vice President

On this 15 day of May, 2012 before me personally appeared Angela Venner, Authorized Signor of KEYBANK NATIONAL ASSOCIATION and Jana Pope, Vice President of Nationwide Trustee Services, Inc. who provided satisfactory evidence of their identification to be the persons whose names are subscribed to this instrument, and they acknowledged that they executed the foregoing instrument.



Notary Public: Michelle B. Wymer  
Newberry County, South Carolina  
My Commission Expires: 7/24/2017

MICHELLE B. WYMER  
Notary Public  
State of South Carolina  
My Commission Expires 07/24/2017



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