



201301030047  
Skagit County Auditor

1/3/2013 Page 1 of 2 11:35AM

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

This space for Recorder's use



Case Nbr: 22458354  
Ref Number: 0597458116  
Tax ID: 350713-0-016-0009 &  
1/9/2013  
Property Address:  
41398 Lower Finney Creek Rd  
Concrete, WA 98237-8821  
WA0-R-ST 22458354 1/2/2013

Recording Requested By:  
Nationstar Mortgage, LLC  
Prepared By:  
Debra C. Cox  
888-603-9011  
450 E. Boundary St.  
Chapin, SC 29036

MIN #: 1001337-0003007796-3 MERS Phone #: 888-679-6377

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute NSM, LLC as Trustee under said Deed of Trust in place of LS TITLE OF WASHINGTON.

NSM, LLC, 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: COUNTRYWIDE BANK, FSB  
Made By: PATRICK K GRESO, AND HEIDI M GRESO, HUSBAND AND WIFE  
Original Trustee: LS TITLE OF WASHINGTON  
Date of Deed of Trust: 3/2/2008  
Loan Amount: \$235,000.00

Recorded in Skagit County, WA on: 3/7/2008, book N/A, page N/A and instrument number 200803070028

Property Legal Description:

**PARCEL A: THAT PORTION OF LOT 7 OF THE PLAT OF SUN RIVER RANCHETTES AS RECORDED IN VOLUME 14 OF PLATS, PAGES 55 AND 56 UNDER AUDITOR'S FILE NO. 8809280018, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH SKAGIT HIGHWAY AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOWER FINNEY CREEK ROAD, ALL AS SHOWN ON SAID PLAT; THENCE SOUTH 54 DEGREES 54'26" EAST ALONG SAID SOUTHWESTERLY LINE OF LOWER FINNEY CREEK ROAD, A DISTANCE OF 119.93 FEET TO THE NORTHWESTERLY CORNER OF THE "EXCEPTION" TRACT SHOWN ON SAID PLAT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 54 DEGREES 54' 26" WEST ALONG SAID SOUTHWESTERLY LINE OF LOWER FINNEY CREEK ROAD, A DISTANCE OF 4.40 FEET TO A POINT ON THE LINE OF AN EXISTING FENCE; THENCE SOUTH 45 DEGREES 30' 36" WEST ALONG SAID FENCE LINE, A DISTANCE OF 208.11 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID "EXCEPTION" TRACT; THENCE SOUTH 61 DEGREES 15'42" EAST ALONG SAID EXTENSION, A DISTANCE OF 42.29 FEET TO THE SOUTHWESTERLY CORNER OF SAID "EXCEPTION" TRACT; THENCE NORTH 35 DEGREES 05'34" EAST ALONG THE WESTERLY LINE OF SAID "EXCEPTION" TRACT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTAINING 4650 SQUARE FEET. SITUATED IN SKAGIT COUNTY, WASHINGTON**  
**PARCEL B: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN LOT 7, SAID SECTION 13, LOCATED ON THE SOUTH LINE OF AN EASEMENT AND RIGHT OF WAY GRANTED TO SKAGIT COUNTY BY JOHN A. JOHNSON AND CORA M. JOHNSON, HIS WIFE ON THE 25TH DAY OF JANUARY 1950, SPECIFICALLY DESCRIBED AS A STRIP OF LAND 30 FEET WIDE IN LOT 7, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; FROM A POINT ON THE CENTERLINE OF THE P.S. AND CASCADE RAILWAY. WHICH POINT BEARS NORTH 30 DEGREES 12' WEST, A DISTANCE OF 1528.67 FEET FROM THE SOUTH ONE QUARTER CORNER OF SAID SECTION 13, AND WHICH IS THE INITIAL POINT OF THIS DESCRIPTION, RUN SOUTH 55 DEGREES 07 MINUTES 30 SECONDS EAST, 195.8 FEET; THENCE SOUTH 73 DEGREES 12'30" EAST, 167.4 FEET; THENCE SOUTH 86**

DEGREES 40'30" EAST, 947.0 FEET; THENCE SOUTH 59 DEGREES 05'30" EAST, 562.0 FEET; THENCE SOUTH 28 DEGREES 27'30" EAST 206.0 FEET; THENCE SOUTH 36 DEGREES 52'30" EAST 316.2 FEET; THENCE SOUTH 71 DEGREES 42'30" SECONDS EAST, 475.4 FEET; THENCE SOUTH 75 DEGREES 54'30" SECONDS EAST, 448.5 FEET; THENCE SOUTH 48 DEGREES 39' EAST, 290 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., SAID POINT OF BEGINNING BEING 293 FEET SOUTH FROM THE INTERSECTION OF THE SOUTH LINE OF SAID EASEMENT AND THE CENTERLINE OF THE PUGET SOUND AND CASCADE RAILWAY (NOW A COUNTY ROAD). FROM THE POINT OF BEGINNING PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID EASEMENT AND RIGHT OF WAY FOR A DISTANCE OF 128 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE AT RIGHT ANGLES AND PERPENDICULAR TO THE SOUTH LINE OF SAID EASEMENT FOR A DISTANCE OF 200 FEET; THENCE IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 300 FEET, MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF REAL PROPERTY PRESENTLY OWNED BY AND RECORDED IN THE NAME OF THOMAS C. JENSEN, SAID POINT BEING 250 FEET SOUTH OF THE POINT OF BEGINNING IN A STRAIGHT LINE ALONG THE WEST LINE OF SAID REAL PROPERTY PRESENTLY OWNED BY THOMAS C. JENSEN; THENCE NORTHERLY 250 FEET IN A STRAIGHT LINE TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/2/2013

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS NOMINEE FOR COUNTRYWIDE BANK,  
FSB, ITS SUCCESSORS AND/OR ASSIGNS

NSM, LLC

By: Crystal Hudson  
Crystal Hudson, Assistant Secretary  
State of SC, County of Lexington

By: Jana Pope  
Jana Pope, Assistant Secretary

On this 02 day of January, 2013 before me personally appeared Crystal Hudson, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS and Jana Pope, Assistant Secretary of NSM, LLC 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.

Faye M. Mace  
Notary Public: Faye M. Mace  
Newberry County, South Carolina  
My Commission Expires: 11/5/2014

FAYE M. MACE  
Notary Public  
State of South Carolina  
My Commission Expires 11/5/2014



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Skagit County Auditor