



201302270017

Skagit County Auditor

2/27/2013 Page 1 of 2 8:43AM

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

This space for Recorder's use



Case Nbr: 23247541

Ref Number: 96473102286655

Tax ID: P104040

3/3/2013

Property Address:

19552 Snowden Ln

Mount Vernon, WA 98274-7599

WA0-R-ST 23247541 2/21/2013

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., A WASHINGTON CORPORATION as Trustee under said Deed of Trust in place of FIRST AMERICAN TITLE INSURANCE COMPANY.

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION, 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: DAVID MCFERON, HUSBAND AND LEXIE M. MCFERON, WIFE
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 5/6/2006
Loan Amount: \$50,000.00

Recorded in Skagit County, WA on: 6/2/2006, book N/A, page N/A and instrument number 200606020099

Property Legal Description:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 93-011, APPROVED OCTOBER 19, 1993, RECORDED OCTOBER 20, 1993, IN BOOK II OF SHORT PLATS, PAGES 3 AND 4, UNDER AUDITOR'S FILE NO. 9310200068, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, EXCEPT THAT PORTION OF SAID LOT 1, DESCRIBED BELOW AS "TRACT Y": TRACT Y: THAT PORTION OF LOT 1 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT; THENCE SOUTH 02 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 326.69 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 87 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 697.08 FEET TO THE MOST WESTERLY LINE OF SAID LOT 1 AND THE TERMINUS OF THIS LINE DESCRIPTION. TOGETHER WITH THAT PORTION OF TRACT 2 OF SAID SHORT PLAT DESCRIBED BELOW AS "TRACT X": TRACT X: THAT PORTION OF LOT 2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT; THENCE SOUTH 02 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 326.69 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 87 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 697.08 FEET TO THE MOST WESTERLY LINE OF LOT 1 OF SAID SHORT PLAT NO. 93-011 AND THE TERMINUS OF THIS LINE DESCRIPTION. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THAT CERTAIN PRIVATE ROAD ENTITLED SNOWDEN LANE, AS SAID LANE IS DELINEATED ON THE FACE OF SAID SHORT PLAT. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS ~ UTILITIES OVER, UNDER AND THROUGH THAT PORTION OF THE EAST 30 FEET OF LOT 2 OF SAID SHORT PLAT NO. 93-011 WHICH LIES NORTH OF THE ABOVE DESCRIBED LINE. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A SEWER LINE AND UTILITIES OVER, UNDER AND THROUGH THE EAST 15 FEET OF THAT PORTION OF LOT 1 LYING WITHIN THE ABOVE DESCRIBED "TRACT Y". AND ALSO TOGETHER WITH AN EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A DRAIN FIELD AND SEWER LINES OVER, UNDER AND THROUGH THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE


NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 93-011; THENCE SOUTH 02 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 136.59 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, THENCE NORTH 87 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.98 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 75 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 02 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 215.96 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 02 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 14.94 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION. AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THAT PORTION OF LOTS 1 AND 4 OF SAID SHORT PLAT, LYING WESTERLY OF THE WESTERLY LINE OF FRANKLIN ROAD, AS SHOWN ON THE FACE OF THE SHORT PLAT. EXCEPTIONS: A. EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 50 FOOT WIDE PARCEL OF LAND FORMERLY OWNED BY THE ENGLISH LUMBER COMPANY AS RESERVED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8408230025. (AFFECTS EASEMENT PORTION) B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF;) GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AREA AFFECTED: NORTHERLY BOUNDARY DATED: AUGUST 30, 1993 RECORDED: SEPTEMBER 3, 1993 AUDITOR'S NO.: 9309030060 C. EASEMENT SHOWN ON FACE OF SHORT PLAT: FOR: INGRESS, EGRESS AND UTILITIES AFFECTS: NORTHERLY 30 FEET D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: NORM COKER /AND MARY COKER, HUSBAND AND WIFE PURPOSE: FOR INGRESS, EGRESS AND UTILITIES AREA AFFECTED: SNOWDEN LANE DATED: NOT DISCLOSED RECORDED: JULY 29, 1994 AUDITOR'S NO.: 9407290079 E. RESERVATION OF A NON-EXCLUSIVE EASEMENT AS CONTAINED IN DEED THROUGH WHICH TITLE IS VESTED, RECORDED DECEMBER 30, 1993, UNDER AUDITOR'S FILE NO. 9312300011, AS FOLLOWS: "GRANTOR HEREIN RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EASEMENTS CONVEYED ABOVE." F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTOR: NORM COKE AND MARY COKER, HUSBAND AND WIFE AND TEAL PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP PURPOSE: EASEMENT AND ROAD MAINTENANCE AGREEMENT AREA AFFECTED: SOUTHERN PORTION OF FRANKLIN ROAD DATED: SEPTEMBER 24, 1993 RECORDED: MARCH 30, 1994 AUDITOR'S NO.: 9403300041 ABBRV LEGAL: LOT 1 SP 93-011 BK 11 PGS 3-4 A'S 9310200068 PTN SE 1/4 SW 1/4 NE 1/4 SW 1/4 SW 1/4 SE 1/4 SEC 20 T33N R4E WM SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. PERMANENT PARCEL NUMBER: P104040 DAVID MCFERON AND LEXIE MO MCFERON, HUSBAND AND WIFE 19552 SNOWDEN LANE, MOUNT VERNON WA 98274

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2-22-13

KEYBANK NATIONAL ASSOCIATION


NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: 
Angela Venner, Authorized Signor

By: 
Laurel W. Keen, Vice President

State of SC, County of Lexington

On this 2-22-13 before me personally appeared Angela Venner, Authorized Signor of KEYBANK NATIONAL ASSOCIATION and Laurel W. Keen, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION 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: James B. Krimm
Lexington County, South Carolina
My Commission Expires: 12/1/2021

