



201407250042

Skagit County Auditor \$87.00
7/25/2014 Page 1 of 2 11:16AM

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

This space for Recorder's use



Case Nbr: 29939796
Ref Number: 96473102612364

Tax ID: P105886
7/26/2014

Property Address:
3810 Ridge Ct
Mount Vernon, WA 98274-8737
WA0-R-ST 29939796 7/22/2014

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: S HERBERT RUBIN, UNMARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 3/24/2011
Loan Amount: \$250,000.00

Recorded in Skagit County, WA on: 4/8/2011, book N/A, page N/A and instrument number 201104080027

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON TRACT 5, PARK RIDGE, DIVISION II, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 187 AND 188, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS AS PER EXHIBIT A EXCEPTIONS A EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF GRANTEE PUDGET SOUND POWER AND LIGHT COMPANY DATED SEPTEMBER 10, 1992 RECORDED SEPTEMBER 17, 1992 AUDITORS NO. 9209170092 PURPOSE RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN, AND REPAIR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES AREA AFFECTED EASEMENT NO. 1 ALL STREETS AND ROAD RIGHT-OF-WAY AS NOW HEREAFTER DESIGNATED, PLATTED, AND/OR CONSTRUCTED WITHIN ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID) EASEMENT NO. 2 A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHT-OF-WAYS. A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF BETWEEN CITY MOUNT VERNON, A MUNICIPAL CORPORATION AND THS, INC. DATED SEPTEMBER 10, 1993 RECORDED OCTOBER 19, 1993 AUDITORS NO. 9310190066 REGARDING POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT. B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN RECORDED AUGUST 31, 1994 AUDITORS NO. 9408310034 EXECUTED BY THS, INC. A WASHINGTON CORPORATION SAID INSTRUMENT IS RE-RECORDING OF INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 9310220090 ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT RECORDED AUGUST 31, 1994 AUDITORS NO. 9408310035 B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT SUBDIVISION PLAT/SUBDIVISION NAME PARK RIDGE DIVISION II RECORDED AUGUST 11, 1994 AUDITORS NO. 9408110044 ABBREV LEGAL TRACT 5, PARK

RIDGE, DIVISION II, PLAT VOLUME 15 OF PLATS, PAGE 187 AND 188 PARCEL ID P105886

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/24/14

KEYBANK NATIONAL ASSOCIATION

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: [Signature]
Debra Shealy, Authorized Signor
State of SC, County of Lexington

By: [Signature]
Jana L. Pope, Vice President

On this 7/24/14 before me personally appeared Debra Shealy, Authorized Signor of KEYBANK NATIONAL ASSOCIATION and Jana L. Pope, 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.

[Signature]
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

