



201508280025

Skagit County Auditor  
8/28/2015 Page

1 of 2 8:42AM  
\$87.00

When recorded mail to:  
**CoreLogic**  
**1628 Browning Rd. Suite 160**  
**Columbia, SC 29210**

This space for Recorder's use



Case Nbr: **33655263**  
Ref Number: **8000392202**

Tax ID: **P61981**  
**10/3/2015**

Property Address:  
**17837 W BIG LAKE BLVD**  
**MOUNT VERNON, WA 98274-8387**

WA0-R-ST 33655263 8/17/2015

Recording Requested By:  
**UNITED SERVICES AUTOMOBILE**  
Prepared By:  
**Debora C. Cox**  
**888-603-9011**  
**1628 Browning Rd. Suite 160**  
**Columbia, SC 29210**

### **SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**USAA FEDERAL SAVINGS BANK**, 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: **USAA FEDERAL SAVINGS BANK("USAA FSB")**  
Made By: **BRIAN K. SMITH AND EMILY SMITH, HUSBAND AND WIFE**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **9/11/2014**  
Loan Amount: **\$55,000.00**

Recorded in **Skagit County, WA** on: **10/13/2014**, book **N/A**, page **N/A** and instrument number **201410130036**

Property Legal Description:

**THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON AND LEGALLY DESCRIBED AS LOT 19, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON. LESS AND EXCEPT THAT PORTION OF THE NORTHERLY 17 FEET OF LOT 19 "BIG LAKE WATER FRONT TRACTS" ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE WESTERLY 225 FEET OF SAID LOT, AS MEASURED PARALLEL WITH THE NORTHERLY AND WESTERLY LINES OF SAID LOT 19, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE WESTERLY 225 FEET OF THE NORTHERLY 17 FEET OF SAID LOT 19. ABBREVIATED LEGAL: BIG LAKE WATER FRONT TRACTS LT 19 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P61981**

UNREGISTERED DOCUMENT

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 8-17-15

USAA FEDERAL SAVINGS BANK

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: [Signature]  
Debra Shealy, Vice President

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

State of SC, County of Richland

On 8-17-15 before me, Donna B. Shaw, a Notary Public, personally appeared Debra Shealy, Vice President of USAA FEDERAL SAVINGS BANK and Jana L. Pope, Vice President of NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]  
Notary Public: Donna B. Shaw  
My Commission Expires: 8/31/2017

DONNA B SHAW  
Notary Public, South Carolina  
My Commission Expires  
August 31, 2017