



201511090115

Skagit County Auditor
11/9/2015 Page

1 of 2 10:33AM
\$89.00

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

This space for Recorder's use



Case Nbr: 34174228
Ref Number: 96473102299182

Tax ID: P118032
11/27/2015

Property Address:
5798 Jennifer Ln
Burlington, WA 98233

WA0-R-ST 34174228 10/29/2015 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Debora C. Cox
888-603-9011
1628 Browning Rd. Suite 160
Columbia, SC 29210

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 Beneficiary: **KEYBANK NATIONAL ASSOCIATION**
Made By: **TIMOTHY SHELDON, HUSBAND DEBRA SHELDON, WIFE**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **6/7/2006**
Loan Amount: **\$75,000.00**

Recorded in **Skagit County, WA** on: **6/30/2006**, book **N/A**, page **N/A** and instrument number **200606300099**

Property Legal Description:

LOT 7, "RIVER VALLEY VIEW ESTATES," AS PER PLAT RECORDED ON MAY 7, 2001 UNDER AUDITOR'S FILE NO. 200105070102, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO: DEDICATION, WATER PIPELINE EASEMENT, NATURAL RESOURCE LAND DESIGNATION; TRACT "A" UTILITY EASEMENT; AUTOMOTIVE RACETRACK NOTICE AND PLAT NOTES, AS SET FORTH ON THE FACE OF THE PLAT; BUILDING SETBACKS AS SET FORTH ON THE FACE OF THE PLAT; EASEMENT RECORDED APRIL 19, 1988, UNDER AUDITOR'S FILE NO. 8804190045; EASEMENT FOR DRAINFIELD OVER THE WESTERLY AND SOUTHERLY 15 FEET; RESTRICTIVE COVENANTS RECORDED MAY 7, 2001, UNDER AUDITOR'S FILE NO. 200105070103 AND AMENDED BY INSTRUMENT RECORDED JUNE 21, 2001, UNDER AUDITOR'S FILE NO. 200106210005; PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT RECORDED MAY 7, 2001, UNDER AUDITOR'S FILE NO. 200105070106. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON: ABBRV. LEGAL: LOT 7 RIVER VALLEY ESTATES A'S 200105070102 PERMANENT PARCEL NUMBER: P118032

UNRECORDED
IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 10-29-15

KEYBANK NATIONAL ASSOCIATION

NATIONWIDE TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION

By: [Signature]
Rory LaTeice Jones, Authorized Signor

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

State of SC, County of Richland

On 10-29-15 before me, **Michelle B. Wymer**, a Notary Public, personally appeared **Rory LaTeice Jones, Authorized Signor** of **KEYBANK NATIONAL ASSOCIATION** 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: **Michelle B. Wymer**
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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