



201605100012

Skagit County Auditor

\$89.00

5/10/2016 Page

1 of

2 8:39AM

When recorded mail to:

CoreLogic

P.O. Box 961006

Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 35204955

Ref Number: 8000304405

Tax ID: P66920

6/15/2016

Property Address:

33548 CLIFF RD

MOUNT VERNON, WA 98274

WA0-R-ST 35204955 5/4/2016 LRP001

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 Beneficiary: **USAA FEDERAL SAVINGS BANK ("USAA FSB")**
 Made By: **WILLIAM E. SIKORA AND PAULETTE A. SIKORA, HUSBAND AND WIFE**
 Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
 Date of Deed of Trust: **12/6/2013**
 Loan Amount: **\$75,000.00**

Recorded in Skagit County, WA on: 1/6/2014, book N/A, page N/A and instrument number 201401060038

Property Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR (S) THEREIN : LOT 146, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION 3 AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 25 - 31, INCLUSIVE RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL : LOT 146, BLOCK 1, LAKE CAVANAUGH SUB. NO. 3 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. ASSESSORS PARCEL NUMBER: P66920

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/4/2016**

USAA FEDERAL SAVINGS BANK

Nationwide Trustee Services, Inc., A Washington Corporation

By: *Crystal Hudson*
Debra Shealy, Vice President

By: *Jana L. Pope*
Jana L. Pope, Vice President

Crystal Hudson

State of SC, County of **Richland**

On **5/4/2016**, before me, **Donna B. Shaw**, a Notary Public, personally appeared **Crystal Hudson**, **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.

Donna B. Shaw
Notary Public: **Donna B. Shaw**
My Commission Expires: **8/31/2017**

DONNA B. SHAW
Notary Public
State of South Carolina
My Commission Expires 08/31/2017

UNRECORDED
ORIGINAL DOCUMENT