



201612020009

Skagit County Auditor

\$89.00

12/2/2016 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: 35970394  
Ref Number: 8021914596

Tax ID: P68436  
1/15/2017

Property Address:  
12854 MARINE DRIVE  
ANACORTES, WA 98221

WA0-R-ST 35970394 11/29/2016 LRP001

Recording Requested By:  
Navy Federal Credit Union  
Prepared By:  
Stephanie Dorsey  
844-899-3707  
1 CoreLogic Drive  
Westlake, TX 76262

### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 LAND TITLE & ESCROW 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: NAVY FEDERAL CREDIT UNION  
Made By: MATTHEW R GUEST AND KRISTINE A GUEST, WHO ACQUIRED TITLE AS KRISTINE A BERRY, AS HIS/HER SEPARATE PROPERTY, IN INDETERMINATE UNDIVIDED INTERESTS  
Original Trustee: LAND TITLE & ESCROW COMPANY  
Date of Deed of Trust: 1/10/2014  
Loan Amount: \$390,992.00

Recorded in Skagit County, WA on: 1/15/2014, book N/A, page N/A and instrument number 201401150019

Property Legal Description:

PARCEL "A": LOT 1, EXCEPT THE NORTH 26 FEET THEREOF, AND LOT 2, EXCEPT THE SOUTH 103.42 FEET THEREOF, AS MEASURED ALONG THE WEST LINE OF SAID LOTS 1 AND 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF LOT 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 10 DEGREES 28'30" WEST, 105.15 FEET ALONG SAID EAST LINE TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 103.42 FEET, AS MEASURED ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 01'10" WEST ALONG SAID NORTH LINE 42.61 FEET TO A FENCE AS IT EXISTED ON OCTOBER 5, 1988 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 49'11" WEST ALONG SAID FENCE 2.83 FEET; THENCE SOUTH 87 DEGREES 49'11" WEST ALONG SAID FENCE 55.72 FEET; HENCE NORTH 9 DEGREES 11'42" WEST ALONG SAID FENCE, 6.00 FEET TO THE BEFORE-MENTIONED NORTH LINE; THENCE SOUTH 89 DEGREES 01'10" EAST ALONG SAID NORTH LINE 56.70 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "C": AN UNDIVIDED 1/23RD INTEREST IN THE NORTH 26 FEET OF LOT 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 6 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/29/2016

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: Tina K. Sandor-Provencher

By: Steven V. Ryan

Tina K. Sandor-Provencher, Authorized Agent

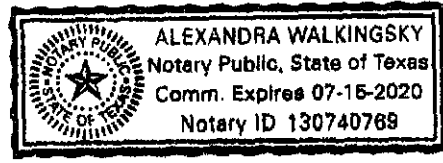
Steven V. Ryan, Vice President

State of TX, County of Tarrant

On 11/29/2016, before me, Alexandra Walkingsky, a Notary Public, personally appeared Tina K. Sandor-Provencher, Authorized Agent of NAVY FEDERAL CREDIT UNION and Steven V. Ryan, Vice President of Nationwide Trustee Services, Inc., A Washington Corporation personally known to me 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.

Alexandra Walkingsky  
Notary Public: Alexandra Walkingsky  
My Commission Expires: 7/15/2020



UNRECORDED ORIGINAL DOCUMENT