



201703060027

Skagit County Auditor

\$99.00

3/6/2017 Page

1 of

2 8:44AM

When recorded mail to:

CoreLogic
P.O. Box 961006
Ft Worth, TX 76161-9836

This space for Recorder's use



Case Nbr: 36140340

Tax ID: P100622
3/21/2017
Property Address:
1312 S 27TH ST
MOUNT VERNON, WA 98274
WA0-R-ST 36140340 2/24/2017 LRP001

Recording Requested By:
CAPITALONE SERVICES, LLC
Prepared By:
Mirkeishla King
844-899-3707
1 CoreLogic Drive
Westlake, TX 76262

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

CAPITAL ONE, N.A. AS SUCCESSOR IN INTEREST UPON MERGER WITH ING BANK, FSB, 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 CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION.

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: ING BANK, FSB
Made By: EDWIN R. KNIGHT AND DEBORAH A. KNIGHT, HUSBAND AND WIFE
Original Trustee: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION
Date of Deed of Trust: 11/6/2009
Loan Amount: \$165,000.00

Recorded in Skagit County, WA on: 11/18/2009, book N/A, page N/A and instrument number 200911180009

Property Legal Description:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 23, "LITTLE MOUNTAIN ADDITION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THRU 5, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING THE SAME PROPERTY AS CONVEYED FROM GARY K, BUNNEY AND JANET I. BUNNEY, HUSBAND AND WIFE TO EDWIN R. KNIGHT AND DEBORAH A. KNIGHT, HUSBAND AND WIFE AS DESCRIBED IN STATUTORY WARRANTY DEED, DATED 10/22/2003, RECORDED 10/24/2003, IN OFFICIAL RECORDS DOCUMENT NO. 200310240168. TAX/PARCEL ID: P100622

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 2/24/2017

CAPITAL ONE, N.A. AS SUCCESSOR IN INTEREST UPON MERGER WITH ING BANK, FSB

Nationwide Trustee Services, Inc., A Washington Corporation

By: *Tina K. Sandor-Provencher*
Tina K. Sandor-Provencher, Vice President
State of TX, County of Tarrant

By: *Cheri R. Barnes*
Cheri R. Barnes, Vice President

On 2/24/2017, before me, **Alexandra Walkingsky**, a Notary Public, personally appeared **Tina K. Sandor-Provencher, Vice President of CAPITAL ONE, N.A. AS SUCCESSOR IN INTEREST UPON MERGER WITH ING BANK, FSB** and **Cheri R. Barnes, 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

