



201801050005

When recorded mail to:  
CoreLogic  
Lien Release, P.O. Box 9232  
Coppell, TX 75019-9787

This space for Recorder's use



Case Nbr: 36746986  
Ref Number: 96473102577208

Tax ID: P47590  
2/16/2018

Property Address:  
16838 Equestrian Way  
Bellingham, WA 98229-9399

WA0-R-ST 36746986 12/29/2017 LRP002

Recording Requested By:  
Key Bank National Association

Prepared By:  
Tina K. Sandor-Provencher  
855-369-2410  
3001 Hackberry Rd  
Irving, TX 75063

### 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: SHANNON VILLANI, MARRIED HTTA SHANNON M. DEMOSS  
KIMBERLY VILLANI, MARRIED  
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY  
Date of Deed of Trust: 4/5/2010  
Loan Amount: \$140,000.00

Recorded in Skagit County, WA on: 4/16/2010, book N/A, page N/A and instrument number 201004160007

Property Legal Description:

ALL THAT PARCEL OF LAND IN SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC # 9702260071, ID# P47590, BEING KNOWN AND DESIGNATED AS PARCEL A: A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION THENCE NORTH 88 DEGREES 49 05 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 347.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 49 05 WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 28 DEGREES 22 05 WEST A DISTANCE OF 483.67 FEET; THENCE NORTH 48 DEGREES 09 41 EAST A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 41 40 A DISTANCE OF 140.48 FEET; THENCE SOUTH 82 DEGREES 08 39 EAST A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 29 38 A DISTANCE OF 108.42 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 41 32 A DISTANCE OF 99.01 FEET; THENCE SOUTH 01 DEGREE 02 12 WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 655.26 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS TRACT 8 OF UNRECORDED SURVEY OF CANTERSHIRE) PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60.00 FEET WIDE. A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, A 60.00 FOOT WIDE TRACT OF LAND THE CENTERLINE WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST

CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 01 DEGREE 02 12 WEST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1,493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 34 DEGREES 30 17 EAST A DISTANCE OF 218.70 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 52.77 FEET; THENCE SOUTH 41 DEGREES 40 11 WEST A DISTANCE OF 474.66 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 41 32 A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 29 38 A DISTANCE OF 108.42 FEET; THENCE NORTH 82 DEGREES 08 39 WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 41 40 A DISTANCE OF 140.48 FEET; THENCE SOUTH 48 DEGREES 09 41 WEST A DISTANCE OF 175.00 FEET TO THE TERMINATION POINT FOR SAID CENTERLINE; A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, A 60.00 FOOT WIDE TRACT OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH 01 DEGREES 02 12 WEST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1,493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 34 DEGREES 30 17 EAST A DISTANCE OF 218.70 FEET, THENCE ALONG THE ARC OF SAID CURVE IN AND NORTHEASTERLY DIRECTION A DISTANCE OF 134.81 FEET; THENCE SOUTH 89 DEGREES 11 12 EAST A DISTANCE OF 200.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.66 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 41 00 A DISTANCE OF 187.58 FEET; THENCE SOUTH 00 DEGREES 29 51 WEST A DISTANCE OF 551.98 FEET; THENCE SOUTH 84 DEGREES 34 33 WEST A DISTANCE OF 950.00 FEET; THENCE SOUTH 05 DEGREES 25 27 EAST A DISTANCE OF 20.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET, ALL SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: (5.6000 AC) A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 88-49-05 WEST ALONG THE SOUTH LIN. (ALSO KNOWN AS TRACT 8 OF UNRECORDED SURVEY OF CANTERSHIRE) BY FEE SIMPLE DEED FROM JAMES F. PROVOST, SINGLE AS SET FORTH IN DEED DOC # 9702260071, DATED 02/18/1997 AND RECORDED 02/26/1997, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 12/29/2017

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

By: 

Shannon McKenzie, Authorized Signer

Chandra Bhattarai, Vice President

State of TX, County of Dallas

On 12/29/2017, before me, Naima Smair, a Notary Public, personally appeared Shannon McKenzie, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Chandra Bhattarai, 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.

  
Notary Public: Naima Smair

My Commission Expires : 4/5/2020

