



201906070033

06/07/2019 10:57 AM Pages: 1 of 2 Fees: \$116.00
Skagit County Auditor

After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: 37431742
Ref Number: 96473103141949

Tax ID: P124687
5/31/2019

Property Address:
12500 Parkside Ln
Mount Vernon, WA 98273-7220

WA0-R-ST 37431742 6/6/2019 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Stephanie Dorsey
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: **ELLIOTT WARD, MARRIED STEPHANIE A. WARD, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **7/3/2018**
Loan Amount: **\$252,500.00**

Recorded in **Skagit County, WA** on: **7/26/2018**, book **N/A**, page **N/A** and instrument number **201807260025**


Property Legal Description:


THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT B, SKAGIT COUNTY SHORT PLAT NO. PL-05-0917, APPROVED JUNE 14, 2006 AND RECORDED JUNE 15, 2006, UNDER AUDITOR 'S FILE NO. 200606150095, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE ABBREVIATED LEGAL: LOT B, SKAGIT COUNTY SHORT PLAT NO. PL-05-0917, AUDITORS FILE NO. 200606150095, PRTN S 1/2 SEC. 30, TWSHP 35 N, R 3 E, W.M, DEED: 200908200061 PAR: P124687 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 200908200061 OF THE SKAGIT COUNTY, WASHINGTON RECORDS.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/6/2019**

KEYBANK NATIONAL ASSOCIATION

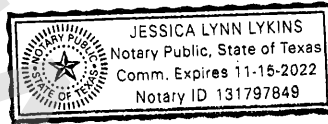
Nationwide Trustee Services, Inc., A Washington Corporation


By: 
Shannon Mckenzie, Authorized Signer
State of **TX**, County of **Dallas**

By: 
Audrey B Trumble, Vice President

On **6/6/2019**, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **Shannon Mckenzie, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Audrey B Trumble, 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: **Jessica Lynn Lykins**
My Commission Expires : **11/15/2022**