



202105030037

05/03/2021 09:20 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
Lien Release, P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39010548

Ref Number: 000008308047273

Tax ID: P69657

6/12/2021

Property Address:

16803 CHILBERG AVE
LA CONNER, WA 98257-0000

WA0-R-ST 39010548 4/26/2021 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Audrey B Trumble
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: RYAN H. HILLER, MARRIED AND BETH G. CLOTHIER, MARRIED
Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Date of Deed of Trust: 3/4/2014
Loan Amount: \$29,500.00

Recorded in Skagit County, WA on: 3/18/2014, book N/A, page N/A and instrument number 201403180015

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 THEREIN TRACT 46, SNEE 00514, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, EXCEPT THAT PORTION OF SAID PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 46; THENCE EAST 50 FEET TO THE SOUTHEAST CORNER OF LOT 46; THENCE NORTH 50 FEET, THENCE WEST 30 FEET; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, ALSO EXCEPTING, A PORTION OF LOT 46, PLAT OF SNEE GOSH, RECORDED IN VOLUME 4 OF FIATS AT PAGE 50, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 46 A DISTANCE OF 32.50 FEET; THENCE NORTHWESTERLY A DISTANCE OF 76.54 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 46 LYING 69.29 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 46 A DISTANCE OF 69.29 FEET TO THE POINT OF BEGINNING. ALSO THAT PORTION OF TRACT 45, SNEE OOSH, SKAGIT COUNTY, WASH.. AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 45; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, 34.23 FEET; THENCE SOUTH 25 DEGREES 08 MINUTES WEST 31.60 FEET; THENCE NORTH 67 DEGREES 27 MINUTES WEST 22.56 FEET TO A POINT ON THE WEST LINE OF SAID TRACT WHICH IS 20

39010548

Page 1 of 2




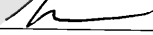
FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING. ALSO THAT PORTION OF TRACTS 51 AND 52, SNEE OOSH, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50 RECORDS OF SKAGIT COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 52: THENCE RUNNING SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 51 WHICH IS 46 FEET 6 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT 51; THENCE PROJECT SAID LINE ON THE SAME COURSE SOUTHWESTERLY TO THE EASTERLY LINE OF CHILBERG ROAD. ALSO TRACK 50, SNEE OOSH, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS. BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF TRACT SO WITH THE EASTERLY LINE OF CHILBERG AVENUE AS LAID OUT IN SAID PLAT; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID AVENUE 5 FEET; THENCE NORTHEASTERLY TWINE NORTHEAST CORNER OF TRACT 50; THENCE SOUTH ALONG THE EAST LINE OF TRACT 50 TO THE POINT OF BEGINNING. ALSO EXCEPT THOSE TWO PORTIONS THEREOF CONVEYED TO DONALD K. 1 HOSTENSON, AT UX, BY AUDITORS FILE NOS. 9001100103 AND 9005160096 ABBREVIATED LEGAL PORTION LOT 45,46,50 SO THRU 52, OF SNEE OOSH SKAGIT COUNTY, WASHINGTON. THIS BEING THE SOME PROPERTY CONVEYED TO RYAN H. HILLER AND BETH G. CLOTHIER, HUSBAND AND WIFE, DOLED 03.25.2003 AND RECORDED IN INSTRUMENT NO. 200303270127. IN THE SKAGIT COUNLY RECORDERS OFFICE

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/26/2021

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Jessica Delpit, Authorized Signer
State of TX, County of Dallas

By: 
Lewis Wilson III, Vice President

On 4/26/2021, before me, CUTARA ADLEY, a Notary Public, personally appeared Jessica Delpit, Authorized Signer of KEYBANK NATIONAL ASSOCIATION and Lewis Wilson III, 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 of his/her/their free act and deed 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: CUTARA ADLEY
My Commission Expires : 11/25/2024

