

After Recording Return to:
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 Coppell, TX 75019

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Case Nbr: **39315361**
 Ref Number: **8016128442**

Tax ID: **P113900**
12/24/2021

Property Address:
23701 NOOKACHAMP HILL
MOUNT VERNON, WA 98274-0000

WA0-R-ST 39315361 E 11/12/2021 LRP001

Recording Requested By:
Navy Federal Credit Union
 Prepared By:
AUDREY B TRUMBLE
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

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 **DODD, CONEY, BISHOP & LYNCH, INC A WASHINGTON COR.**

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: **LYDIA GUEL AND ARTHUR GUEL, WIFE AND HUSBAND**
 Original Trustee: **DODD, CONEY, BISHOP & LYNCH, INC A WASHINGTON COR**
 Date of Deed of Trust: **7/21/2008**
 Loan Amount: **\$57,000.00**

Recorded in **Skagit County, WA** on: **7/31/2008**, book **N/A**, page **N/A** and instrument number **200807310074**

Property Legal Description:


LOT 59, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 25 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON. ABBRV LEGAL LOT 59 NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT PHASE I VOL 17 PGS 25-31 BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO ARTHUR GUEL AND LYDIA GUEL, HUSBAND AND WIFE FROM HANSELL MITZEL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, DOING BUSINESS AS HANSELL MITZEL HOMES BY DEED DATED 09/21/05 AND RECORDED 09/23/05 IN INSTRUMENT NO. 200509230086, PAGE N/A IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON. PERMANENT PARCEL NUMBER: P113900 ARTHUR GUEL AND LYDIA GUEL, HUSBAND AND WIFE 23701 NOOKACHAMP HILLS DRIVE, MOUNT VERNON WA 98274




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 11/12/2021

NAVY FEDERAL CREDIT UNION


Nationwide Trustee Services, Inc., A Washington Corporation

By: 
Stephanie Dorsey, Authorized Agent
State of TX, County of Dallas

By: 
Naima Smair, Vice President

On 11/12/2021, before me, EMMA VOGEL, a Notary Public, personally appeared **Stephanie Dorsey, Authorized Agent of NAVY FEDERAL CREDIT UNION** and **Naima Smair, 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: **EMMA VOGEL**
My Commission Expires : **12/22/2024**

