

After Recording Return to:
Corelogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 39568658
Ref Number: 6025195045

Tax ID: P102672
7/1/2022
Property Address:
19658 Montpillar Pl
Mount Vernon, WA 98274-7760

WA0M-R-ST 39568658 E 5/23/2022 LRP002

Recording Requested By:
Key Bank National Association
Prepared By:
Audrey B Trumble
Preparer
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100065700002039597

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 NEBRASKA 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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By: SCOTT M KINGMA AND MELISSA L KINGMA, HUSBAND AND WIFE

Original Trustee: CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

Date of Deed of Trust: 3/2/2021

Loan Amount: \$200,000.00

Recorded in Skagit County, WA on: 3/22/2021, book N/A, page N/A and instrument number 202103220026

Property Legal Description:

LOT 9, "PLAT OF SKYRIDGE DIV. VII," AS PER PLAT RECORDED 'M VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE "DETENTION POND" TRACT, AS SHOWN ON THE "PLAT OF SKYNDGE DIV. VII," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE EASTERLY MOST CORNER OF LOT 9 SAID "PLAT OF SKYRIDGE DIV. VII,". THENCE NORTH 89 DEGREE 35'49" WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 9 AND THE "DETENTION POND" TRACT, 45.92 FEET (CALLED 45.93 FEET ON SAID PLAT) TO AN ANGEL POINT ON SAID COMMON LINE, THENCE NORTH 23 DEGREE 52' 12" WEST, ALONG SAID COMMON LINE, 25.62 FEET, MORE OR LESS, TO A POINT BEARING NORTH 67 DEGREE 07'06" WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 67 DEGREE 07'06" EAST, 61.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND ALSO TOGETHER WITH THAT PORTION OF TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 23 -76. APPROVED MAY 26, 1976 AND RECORDED MAY 27, 1976 UNDER AUDITOR'S FILE NO. 835799 IN VOLUME 1 OF SHORT PLATS, PAGES 134 AND 135, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING SOUTHERLY OF THE FOLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B", SKAGIT COUNTY SHOW PLAT NO. 23-76, FROM WHICH THE SOUTH LINE OF SAID TRACT "B" BEARS SOUTH 89 DEGREE 36'49" EAST, THENCE NORTH 76 DEGREE 54'51" EAST

PARALLEL WITH AND NORTHERLY OF AN EXISTING FENCE LINE, 154.08 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT B' AT A POINT BEARING NORTH 0 DEGREE 02'50' EAST, 35.89 FEET, FROM THE SOUTHEAST CORNER OF SAID TRACT "B' AND BEING THE TERMINUS OF SAID LINE. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 9, SKYRIDGE DIV. 7, OF SKAGIT COUNTY, STATE OF WASHINGTON ASSESSOR'S PARCEL NO: 4592-000-009-0008

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/23/2022

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Nationwide Trustee Services, Inc., A Washington Corporation

By: Olivia M Williams-Galloway
OLIVIA M WILLIAMS-GALLOWAY, Vice President

By: Lewis Wilson III
Lewis Wilson III, Vice President

State of TX, County of Dallas

On 5/23/2022, before me, CUTARA ADLEY, a Notary Public, personally appeared OLIVIA M WILLIAMS-GALLOWAY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS 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 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.

Cutara Adley

Notary Public: CUTARA ADLEY
My Commission Expires : 11/25/2024
TX - Signor1 and Trustee Signor (MERS)

