

After Recording Return to:  
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Case Nbr: 39818186  
Ref Number: 127231293

Tax ID: P121970  
5/30/2023

Property Address:  
2703 FIR CREST BOULEVARD  
ANACORTES, WA 98221

WA0-R-ST 39818186 E 4/5/2023 LRP02

Recording Requested By:  
**FIRST REPUBLIC BANK**  
Prepared By:  
**AUDREY B TRUMBLE**

**3001 Hackberry Rd**  
**Irving, TX 75063**

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**FIRST REPUBLIC BANK**, 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 **FIDELITY NATIONAL 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: **FIRST REPUBLIC BANK**  
Made By: **JAMES W. SCHWARTZ AND JOANIE A. SCHWARTZ, TRUSTEES OF THE SCHWARTZ 2014 FAMILY TRUST DATED DECEMBER 17, 2014**  
Original Trustee: **FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
Date of Deed of Trust: **1/12/2019**  
Loan Amount: **\$54,000.00**

Recorded in **Skagit County, WA** on: **1/18/2019**, book **N/A**, page **N/A** and instrument number **201901180026**

Property Legal Description:


**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS LOT 17, "FIR CREST PLANNED UNIT DEVELOPMENT" AS PER PLAT RECORDED ON AUGUST 31, 2004, AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY. PARCEL ID: 4843-000-017-0000, P121970 COMMONLY KNOWN AS 2703 FIR CREST BOULEVARD, ANACORTES, WA 98221 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED**




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/5/2023**

**FIRST REPUBLIC BANK**


**Nationwide Trustee Services, Inc., A Washington Corporation**

By:   
**Ratanaphone Vilayleuth, Vice President**  
State of TX, County of Dallas

By:   
**Cynthia Gay, Vice President**

On **4/5/2023**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Ratanaphone Vilayleuth, Vice President of FIRST REPUBLIC BANK** and **Cynthia Gay, Vice President of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me, or proved to me on the basis of satisfactory evidence, 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: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**

