



202311130018

11/13/2023 02:54 PM Pages: 1 of 7 Fees: \$227.50
Skagit County Auditor

AFTER RECORDING ~~DATE~~:

Rae Bodonyi
Lender Recording Services, Inc.
5455 Detroit Road, Suite B
Sheffield Village, Ohio 44054

Return to: Rae Bodonyi/ LRS
5061 North Abbe Road, Suite #1
Sheffield Village, Ohio 44035
440.716.1820

SIC LOAN NO. A9060801

PLEASE PRINT OR TYPE INFORMATION

DOCUMENT TITLES(S) (OR TRANSACTION CONTAINED THEREIN):
1. SUBSTITUTION OF TRUSTEE AND SIMULTANEOUS RECONVEYANCE BY SUBSTITUTED TRUSTEE
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:
200908030122, 200908030123, 201001060002, 201307080137
BORROWER(S) :
1. NELSEN BURLINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PARCEL A, AND NELSEN BURLINGTON B, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PARCEL B
BENEFICIARY :
1. STANDARD INSURANCE COMPANY, AN OREGON CORPORATION
ORIGINAL TRUSTEE :
1. FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
NEW/SUBSTITUTED TRUSTEE :
1. STANCORP MORTGAGE INVESTORS, LLC, AN OREGON LIMITED LIABILITY COMPANY
LEGAL DESCRIPTION (ABBREVIATED: I.E. LOT, BLOCK, PLAT OR SECTION, TOWNSHIP, RANGE):
LOT 1, SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST; LOT 2, SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST
COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" ON PAGE 5 HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER : 80310000010000; 80310000020000
THE AUDITOR/RECORDER WILL RELY ON THE INFORMATION PROVIDED ON THE FORM. THE STAFF WILL NOT READ THE DOCUMENT TO VERIFY THE ACCURACY OR COMPLETENESS OF THE INDEXING INFORMATION PROVIDED HEREIN.

PREPARED & RECORDING REQUESTED BY: Sam Youngblood
 StanCorp Mortgage Investors, LLC
 10265 NE Tanasbourne Drive
 Hillsboro, Oregon 97124

WHEN RECORDED MAIL TO:
 Rae Bodonyi
 Lender Recording Services, Inc.
 5455 Detroit Road, Suite B
 Sheffield Village, Ohio 44054

SIC Loan No. A9060801

3250370

**SUBSTITUTION OF TRUSTEE
 AND
 SIMULTANEOUS RECONVEYANCE BY SUBSTITUTED TRUSTEE**

The undersigned, being all of the present beneficiaries and holders, or authorized representative of the present beneficiaries and holders, of the indebtedness secured by that certain Deed of Trust, dated **July 22, 2009**, executed by **Nelsen Burlington, LLC, a Washington limited liability company, as to Parcel A, and Nelsen Burlington B, LLC, a Washington limited liability company, as to Parcel B**, as Trustor, to **First American Title Insurance Company, a California corporation**, as Trustee, for **Standard Insurance Company, an Oregon corporation**, as Beneficiary, recorded **August 3, 2009**, in **Document No. 200908030122**; and by the Assignment of Lessor's Interest in Leases recorded in **Document No. 200908030123**; and by the Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents dated **October 19, 2009**, recorded **January 6, 2010**, in **Document No. 201001060002**, which assigned 0.833% of the beneficial interest to Liberty Life Assurance Company of Boston, 1.8522% of the beneficial interest to Liberty Mutual Fire Insurance Company, 3.0135% of the beneficial interest to The Ohio Casualty Insurance Company, 2.8543% of the beneficial interest to Peerless Insurance Company, 8.5211% of the beneficial interest to Safeco Insurance Company of America, 4.4051% of the beneficial interest to General Insurance Company of America, 3.0208% of the beneficial interest to American Economy Insurance Company; and further assigned by the Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents dated **March 1, 2013**, recorded **July 8, 2013**, in **Document No. 201307080137**, whereby General Insurance Company of America assigned their 4.4051% beneficial interest to Liberty Mutual Insurance Company and American Economy Insurance Company assigned their 3.0208% beneficial interest to Employers Insurance Company of Wausau; in the Real Property Records of **Skagit County, State of Washington**.

See Exhibit "A" Legal Description

Tax Account Number: **80310000010000; 80310000020000**

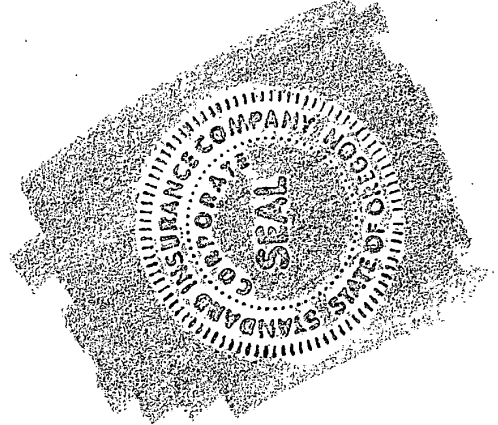
Property Address: **1220 & 1240 South Burlington Boulevard, Burlington, Washington 98233**
HEREBY APPOINT StanCorp Mortgage Investors, LLC, in place of the trustee mentioned above or

any trustee since substituted.

THE INDEBTEDNESS, secured by said Deed of Trust, having been completely paid in full, is no longer to be secured by, and is hereby reconveyed from, the property described in the Deed of Trust and Assignment of Lessor's Interest in Leases described above and said Substituted Trustee named above does hereby grant and reconvey unto the parties entitled thereto without warranty, all the estate and interest now held by said Substituted Trustee under said Deed of Trust as the same relates to the property to be reconveyed as described above.

BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:

Standard Insurance Company,
an Oregon corporation



STY By: *Amy Frazey*
Amy Frazey, Assistant Vice President

BOW

Attest: *Jason F. Wells*
Jason F. Wells, Senior Director
StanCorp Mortgage Investors, LLC

Liberty Mutual Insurance Company, a Massachusetts stock insurance company,
Liberty Mutual Fire Insurance Company, a Wisconsin stock insurance company,
Peerless Insurance Company, a New Hampshire stock insurance company,
Employers Insurance Company of Wausau, a Wisconsin stock insurance company,
The Ohio Casualty Insurance Company, a New Hampshire stock insurance company,
Safeco Insurance Company of America, a New Hampshire stock insurance company,
by StanCorp Mortgage Investors, LLC, an Oregon limited liability company,
their Servicer

STY By: *Amy Frazey*
Amy Frazey, Assistant Vice President

BOW

Attest: *Jason F. Wells*
Jason F. Wells, Senior Director

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

The Lincoln National Life Insurance Company,
successor by merger to Lincoln Life Assurance Company of Boston,
f/k/a Liberty Life Assurance Company of Boston, an Indiana corporation,
by StanCorp Mortgage Investors, LLC, an Oregon limited liability company,
its Servicer

STY By: *Amy Frazey*
Amy Frazey, Assistant Vice President
BSW

Attest: *J. F. Wells*
Jason F. Wells, Senior Director

THE SUBSTITUTED TRUSTEE:

StanCorp Mortgage Investors, LLC,
an Oregon limited liability company

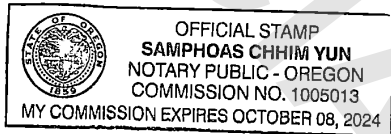
STY By: *Amy Frazey*
Amy Frazey, Assistant Vice President
BSW

Attest: *J. F. Wells*
Jason F. Wells, Senior Director

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of September, 2023, before me, Samphoas Chhim Yun, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President of STANDARD INSURANCE COMPANY, an Oregon corporation, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he, the said JASON F. WELLS is the Senior Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Servicer of STANDARD INSURANCE COMPANY and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



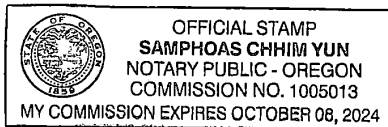
Samphoas

Samphoas Chhim Yun
Notary Public for Oregon
My Commission Expires: October 08, 2024

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of September, 2023, before me, Samphoas Chhim Yun, appeared AMY FRAZEY and JASON F. WELLS both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President and (s)he, the said JASON F. WELLS is the Senior Director of STANCORP MORTGAGE INVESTORS, LLC, as the servicer for LIBERTY MUTUAL INSURANCE COMPANY, LIBERTY MUTUAL FIRE INSURANCE COMPANY, PEERLESS INSURANCE COMPANY, EMPLOYERS INSURANCE COMPANY OF WAUSAU, THE OHIO CASUALTY INSURANCE COMPANY, and SAFECO INSURANCE COMPANY OF AMERICA, the within named companies, and that the said document was signed on their behalf, and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



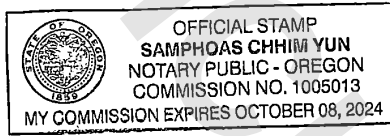
Samphoas

Samphoas Chhim Yun
Notary Public for Oregon
My Commission Expires: October 08, 2024

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IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



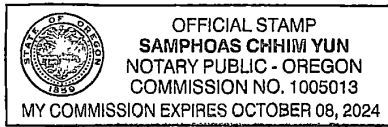
Samphoas Chhim Yun

Samphoas Chhim Yun
Notary Public for Oregon
My Commission Expires: October 08, 2024

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IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last written.



Samphoas Chhim Yun

Samphoas Chhim Yun
Notary Public for Oregon
My Commission Expires: October 08, 2024

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

LOT 1, REVISED CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-BSP-2-00, APPROVED OCTOBER 3, 2001, RECORDED OCTOBER 3, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030143, AND BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH PARKING, ACCESS AND UTILITY EASEMENTS DELINEATED ON SAID PLAN AS APPURTENANT THERETO AND AS SET FORTH IN INSTRUMENT RECORDED MARCH 5, 2001, UNDER AUDITOR'S FILE NO. 200103150016.

PARCEL "B":

LOT 2, REVISED CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-BSP-2-00, APPROVED OCTOBER 3, 2001, RECORDED OCTOBER 3, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110020143, AND BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST.

TOGETHER WITH PARKING, ACCESS AND UTILITY EASEMENTS DELINEATED ON SAID PLAN APPURTENANT THERETO AND AS SET FORTH IN INSTRUMENT MARCH 5, 2001, UNDER AUDITOR'S FILE NO. 200103150016.