

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: **40032066**
Ref Number: **000008308055215**

Tax ID: **P126019**
4/1/2024

Property Address:
1621 GRAND AVE
MOUNT VERNON, WA 98274-0000

WA0-R-ST 40032066 E 2/9/2024 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: **ROBERT G. BABULAS, UNMARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **6/7/2017**
Loan Amount: **\$39,000.00**

Recorded in **Skagit County, WA** on: **7/24/2017**, book **N/A**, page **N/A** and instrument number **201707240115**

Property Legal Description:

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 36, "PLAT OF BIG FIR NORTH P.U.D. PHASE 1" AS PER PLAT RECORDED ON MARCH 23, 2007 UNDER AUDITOR'S FILE NO. 200703230073, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201305150059, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: LOT 36 BIG FIR NORTH PUD PHASE 1, AFN: 200703230073, DEED NO: 201305150059, PARCEL NO: P126019.




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/9/2024**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation


By: 
Naima Smair, Authorized Signer

By: 
Cynthia Gay, Vice President

State of **TX**, County of **Dallas**

On **2/9/2024**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **Naima Smair, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Cynthia Gay, Vice President for 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**

