

AFTER RECORDING MAIL TO:

Rae Bodonyi
 Lender Recording Services, Inc.
 5061 North Abbe Road, Suite 1
 Sheffield Village, Ohio 44035

SIC LOAN NO. B4082003

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:
201411140050, 201411140051, 201502230064
GRANTOR / BORROWER(S):
1. MT VERNON COLLEGE WAY LLC, a Washington limited liability company and MVSH LLC, a Washington limited liability company, as Tenants in Common
BENEFICIARY:
1. Standard Insurance Company, an Oregon corporation
ORIGINAL TRUSTEE:
1. First American Title Insurance Company, a Nebraska 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):
PARCEL A: LOTS 2 AND 2A, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP PARCEL B: THAT PORTION OF LOT 2B AND LOT 2 OF THE CITY OF MOUNT VERNON BINDING SITE PLAN MV-1-94 BSP PARCEL C: THAT PORTION OF LOT 2 AND OF LOT 2B, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" ON PAGE 6-7 HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:
8005-000-002-0001; 8005-000-002-0300; 8005-000-002-0201
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: Kelsey Lewis
StanCorp Mortgage Investors, LLC
10265 NE Tanasbourne Drive
Hillsboro, Oregon 97124

WHEN RECORDED MAIL TO:
Rae Bodonyi
Lender Recording Services, Inc.
5061 North Abbe Road, Suite 1
Sheffield Village, Ohio 44035

SIC Loan No. B4082003

3394611

**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 October 31, 2014, executed by MT VERNON COLLEGE WAY LLC, a Washington limited liability company and MVSH LLC, a Washington limited liability company, as Tenants in Common, as Grantor, to First American Title Insurance Company, a Nebraska corporation, as Trustee, for Standard Insurance Company, an Oregon corporation, as Beneficiary, recorded November 14, 2014, in Instrument No. 201411140050; and by the Assignment of Lessor's Interest in Leases recorded in Instrument No. 201411140051; and by the Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents dated December 10, 2014, recorded February 23, 2015, in Instrument No. 201502230064, which assigned 6.7% of the beneficial interest to Banner Bank, 24.5% of the beneficial interest to Banner Life Insurance Company, 1.336% of the beneficial interest to Employers Insurance Company of Wausau, 16.032% of the beneficial interest to Liberty Life Assurance Company of Boston, 1.336% of the beneficial interest to Liberty Mutual Fire Insurance Company, 2.672% of the beneficial interest to Liberty Mutual Insurance Company, 2.672% of the beneficial interest to The Ohio Casualty Insurance Company, 6.68% of the beneficial interest to Peerless Insurance Company, 2.672% of the beneficial interest to Safeco Insurance Company of America; in the Real Property Records of Skagit County County, State of Washington.

See Exhibit "A" Legal Description

Tax Account Number: 8005-000-002-0001; 8005-000-002-0300; 8005-000-002-0201

Property Address: 201 E College Way, Mt Vernon, Washington, 98273
Property Address: 119 E College Way, Mt Vernon, Washington, 98273

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

it.

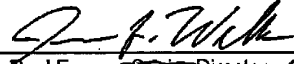
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By:

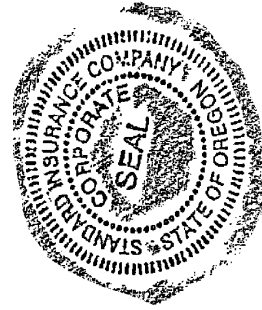


Amy Frazee, Assistant Vice President

Attest:



~~Paul Freese, Senior Director~~ Jason Wells, senior Director
StanCorp Mortgage Investors, LLC



(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

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

LL

clor

By: 
 Amy Frazee, Assistant Vice President

Attest: 
~~Paul Freese, Senior Director~~ Jason Wells, Senior Director

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

LL

clor

By: 
 Amy Frazee, Assistant Vice President

Attest: 
~~Paul Freese, Senior Director~~ Jason Wells, Senior Director

Banner Bank, a Washington chartered commercial bank,
 by StanCorp Mortgage Investors, LLC, an Oregon limited liability company,
 its Servicer

LL

clor

By: 
 Amy Frazee, Assistant Vice President

Attest: 
~~Paul Freese, Senior Director~~ Jason Wells, Senior Director

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

Banner Life Insurance Company, a Maryland insurance company,
by StanCorp Mortgage Investors, LLC, an Oregon limited liability company,
its Servicer

LL

dbr

By: 
Amy Frazey, Assistant Vice President

Attest:

 ~~Paul Freese, Senior Director~~  Jason Wells, Senior Director

THE SUBSTITUTED TRUSTEE:

StanCorp Mortgage Investors, LLC,
an Oregon limited liability company

LL

dbr

By: 
Amy Frazey, Assistant Vice President

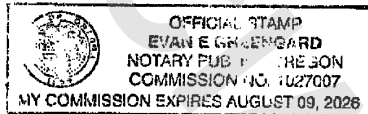
Attest:


 ~~Paul Freese, Senior Director~~  Jason Wells, Senior Director

STATE OF OREGON)
) ss:
 COUNTY OF WASHINGTON)

On this 4th day of December, 2024, before me, Evan E Greengard, 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.

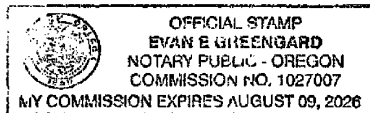




 Evan E Greengard
 Notary Public for Oregon
 My Commission Expires: August 09, 2026

STATE OF OREGON)
) ss:
 COUNTY OF WASHINGTON)

On this 4th day of December, 2024, before me, Evan E Greengard, 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.

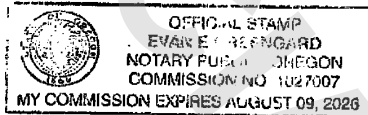




 Evan E Greengard
 Notary Public for Oregon
 My Commission Expires: August 09, 2026

STATE OF OREGON)
) ss:
 COUNTY OF WASHINGTON)

On this 4th day of December, 2024, before me, Evan E Greengard, 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 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, a New Hampshire stock life insurance company, 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.

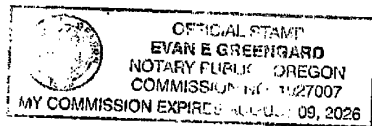




 Evan E Greengard
 Notary Public for Oregon
 My Commission Expires: August 09, 2026

STATE OF OREGON)
) ss:
 COUNTY OF WASHINGTON)

On this 4th day of December, 2024, before me, Evan E Greengard, 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 BANNER BANK, a Washington chartered commercial bank, the within named company, 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 company.

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





 Evan E Greengard
 Notary Public for Oregon
 My Commission Expires: August 09, 2026

On this 4th day of December, 2024, before me, Evan E Greengard, 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 BANNER LIFE INSURANCE COMPANY, a Maryland corporation the within named company, 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 company.

OFFICIAL STAMP
EVAN ECKHART
NOTARY PUBLIC
COMMISSION # 0007
MY COMMISSION EXPIRES 03/03/2026

On this 4th day of December, 2024, before me, Evan E Greengard, 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 he, the said JASON F. WELLS is the Senior Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, the within named limited liability company, and that the said document was signed on behalf of said limited liability company, and AMY FRAZEY and JASON F. WELLS acknowledge said document to be the free act and deed of said limited liability company.

OFFICE STAMP
EVAN E. GUNTER, JR.
NOTARY PUBLIC - OREGON
COMMISSION # 127007
MY COMMISSION EXPIRES AUGUST 09, 2026


Evan E Greengard
Notary Public for Oregon
My Commission Expires: August 09, 2026

**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 2 AND 2A, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 77, UNDER AUDITOR'S FILE NO. 9405310129, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

TOGETHER WITH THAT PORTION OF LOT 3A, SAID BINDING SITE PLAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3A; THENCE WEST, 504.00 FEET ALONG THE SOUTH LINE THEREOF TO THE WESTERLY LINE OF SAID LOT 3A; THENCE NORTH 09°48'40" WEST, 36.04 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°50'52" EAST, 207.04 FEET; THENCE SOUTH 00°09'08" WEST, 5.00 FEET; THENCE SOUTH 89°50'52" EAST, 214.76 FEET; THENCE NORTH 00°09'08" EAST, 40.35 FEET; THENCE NORTH 89°56'35" EAST, 87.76 FEET TO THE EAST LINE OF SAID LOT 3A; THENCE SOUTH 00°24'07" EAST, 69.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2B OF SAID MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2B; THENCE SOUTH 00°00'00" WEST, 4.72 FEET; THENCE NORTH 90°00'00" EAST, 129.04 FEET; THENCE NORTH 00°00'00" WEST, 4.72 FEET; THENCE SOUTH 90°00'00" EAST, 129.04 TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF LOT 2B, MOUNT VERNON BINDING SITE PLAN NO. MV1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2B; THENCE NORTH 90°00'00" WEST 0.54 FEET; THENCE NORTH 0°00'00" EAST 149.92 FEET; THENCE SOUTH 90°00'00" EAST 0.54 FEET TO THE EAST LINE OF SAID LOT 2B; THENCE SOUTH 0°00'00" EAST 149.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LOT 2 AND 2A DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP; THENCE NORTH 00°20'56" WEST, 25.08 FEET; THENCE SOUTH 90°00'00" EAST, 93.06 FEET; THENCE SOUTH 00°00'00" WEST, 25.08 FEET; THENCE NORTH 90°00'00" WEST, 92.91 FEET TO THE POINT OF BEGINNING.
AND EXCEPT THAT PORTION OF LOT 2 AND OF LOT 2B, MOUNT VERNON BINDING SITE

PLAN NO. MV1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 90°00'00" EAST 92.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST 8.49 FEET; THENCE NORTH 90°00'00" EAST 128.5 FEET; THENCE SOUTH 0°00'00" EAST 13.21 FEET; THENCE NORTH 90°00'00" WEST 128.5 FEET; THENCE NORTH 0°00'00" EAST 4.72 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF LOT 2B AND LOT 2 OF THE CITY OF MOUNT VERNON BINDING SITE PLAN MV-1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, UNDER AUDITOR'S FILE NO. 9405310129, IN VOLUME 11 OF SHORT PLATS, PAGE 77, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2B OF SAID BINDING SITE PLAN; THENCE NORTH 0°20'56" WEST ALONG THE WEST LINE OF SAID LOT 2B AND SAID WEST LINE PRODUCED NORTHERLY, 175.00 FEET; THENCE SOUTH 90°00'00" EAST, 93.06 FEET; THENCE SOUTH 0°00'00" WEST, 175.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2B; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE 92.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF LOT 2 AND OF LOT 2B, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, APPROVED MAY 31, 1994 AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGES 77-81, UNDER AUDITOR'S FILE NO. 9405310129, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2B OF SAID BINDING SITE PLAN;
THENCE NORTH 90°00'00" WEST 0.54 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°00'00" EAST 158.41 FEET;
THENCE SOUTH 90°00'00" WEST 128.50 FEET;
THENCE SOUTH 0°00'00" EAST 158.4 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2B; THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTH LINE, 128.50 FEET, TO THE TRUE POINT OF BEGINNING.