

After Recording Return to:
CoreLogic
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Coppell, TX 75019

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Case Nbr: 39101949

Ref Number: 8031209904

Tax ID: P64361, 3881-000-004-0004
8/15/2021

Property Address:

24756 CHASE RD

SEDRO WOOLLEY, WA 98284

WA0-R-ST 39101949 E 7/6/2021 LRP001

Recording Requested By:
Navy Federal Credit Union
Prepared By:
AUDREY B TRUMBLE
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

NAVY FEDERAL CREDIT UNION, 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 **GUARDIAN NORTHWEST TITLE & ESCROW**.

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: **NAVY FEDERAL CREDIT UNION**
Made By: **DUSTIN M BERNSON AND MICHELLE D BERNSON, A MARRIED COUPLE**
Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW**
Date of Deed of Trust: **12/27/2018**
Loan Amount: **\$363,370.00**

Recorded in **Skagit County, WA** on: **12/27/2018**, book **N/A**, page **N/A** and instrument number **201812270064**

ReRecorded in **Skagit County, WA** on: **12/3/2019**, book **N/A**, page **N/A** and instrument number **201912030097**

Property 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: ALL OF LOT 4, CHASE ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE EAST 240 FEET THEREOF. TOGETHER WITH THAT PORTION OF THE EAST 240 OF SAID LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. THENCE NORTH 01°49'24" WEST, A DISTANCE OF 645.71 FEET, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT LYING NORTH 89°52'24" WEST FROM THE NORTHWEST CORNER OF LOT 4 OF SAID CHASE ACREAGE; THENCE SOUTH 89°52'24" EAST DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°52'24" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 254.98 FEET TO THE WEST LINE OF THE EAST 240.00 FEET OF SAID LOT 4; THENCE SOUTH 01°48'46" EAST, ALONG THE WEST LINE OF SAID EAST 240.00 FEET OF SAID LOT 4, A DISTANCE OF 159.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°48'46" EAST A DISTANCE OF 127.94 FEET; THENCE NORTH 89°42'04" EAST A DISTANCE OF 37.61 FEET; THENCE NORTH 01°48'46" WEST A DISTANCE OF 127.66 FEET;

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THENCE NORTH 89°52'24" WEST A DISTANCE OF 37.61 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT FROM ALL OF THE ABOVE DESCRIBED PROPERTY THE FOLLOWING DESCRIBED TRACTS 1 AND 2; 1. COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 01°49'24" WEST, A DISTANCE OF 645.71 FEET, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT LYING NORTH 89°52'24" WEST FROM THE NORTHWEST CORNER OF LOT 4 OF SAID CHASE ACREAGE; THENCE SOUTH 89°52'24" EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°52'24" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 254.98 FEET TO THE WEST LINE THE EAST 240.00 FEET OF SAID LOT 4 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°48'46" EAST, ALONG THE WEST LINE OF SAID EAST 240.00 FEET OF SAID LOT 4 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°48'46" EAST, ALONG THE WEST LINE OF SAID EAST 240.00 FEET OF LOT 4, A DISTANCE OF 159.54 (LEGAL CONTINUED ON NEXT PAGE) THENCE NORTH 89°52'24" WEST A DISTANCE OF 31.00 FEET; THENCE NORTH 01°48'40" WEST A DISTANCE OF 159.54 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89°52'24" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 31.00 FEET TO THE TRUE POINT OF BEGINNING; 2. COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 01°49'24" WEST, A DISTANCE OF 352.38 FEET, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT LYING NORTH 89°52'24" WEST FROM THE SOUTHWEST CORNER OF LOT 4 OF SAID CHASE ACREAGE; THENCE SOUTH 89°52'24" EAST A DISTANCE OF 30.00 FEET TO SOUTHWEST CORNER OF SAID LOT 4 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'24" EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 254.93 FEET; THENCE NORTH 01°48'46" WEST A DISTANCE OF 10.28 FEET TO AN EXISTING FENCE LINE AS IT EXISTED ON JANUARY 1, 1992; THENCE SOUTH 89°42'04" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 254.87 FEET, TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH 01°49'24" EAST, ALONG SAID WEST LINE OF SAID LOT 4, A DISTANCE OR 8.39 FEET, TO THE TRUE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/6/2021

NAVY FEDERAL CREDIT UNION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

RATANAPHONE VILAYLEUTH, Authorized Agent

State of TX, County of Dallas

By: 

Cynthia Gay, Vice President

On 7/6/2021, before me, **Sabrina Wickline**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH**, Authorized Agent of **NAVY FEDERAL CREDIT UNION** and **Cynthia Gay**, 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 of his/her/their free act and deed 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: **Sabrina Wickline**
My Commission Expires : 5/15/2024

