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Case Nbr: **36765831**
Ref Number: **03720027954636**

Tax ID: **03073633030700**
2/12/2018

Property Address:
918 NW Nicklaus Ct
Stevenson, WA 98648-6264

WA0-R-ST 36765831 E 1/9/2018 LRP002

Recording Requested By:
Key Bank National Association

Prepared By:
Mirkeishla King
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: **JOHNNIE KOTZIAN, MARRIED GAIL KOTZIAN, MARRIED**
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY**
Date of Deed of Trust: **7/8/2013**
Loan Amount: **\$60,125.00**

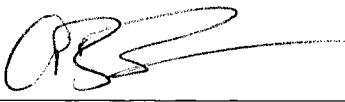
Recorded in **Skamania County, WA** on: **8/1/2013**, book **N/A**, page **N/A** and instrument number **2013001687**

Property Legal Description:
SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 8 OF THE NICKLAUS SUBDIVISION NOSD-97-01 ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 89, IN THE COUNTY OF SKAMANIA, STATE OF 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 VOLUME 2009, PAGE 174445, OF THE SKAMANIA COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: LOT 8 NICKLAUS SUB NOSD-97-01

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **1/9/2018**

KEYBANK NATIONAL ASSOCIATION

Nationwide Trustee Services, Inc., A Washington Corporation

By: 

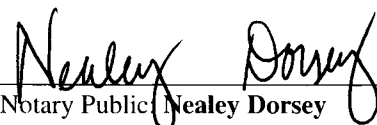
Audrey b. Trumble, Authorized Signer
State of **TX**, County of **Dallas**

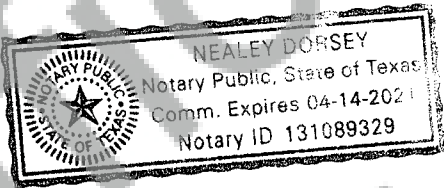
By: 

Chandra Bhattarai, Vice President

On **1/9/2018**, before me, **Nealey Dorsey**, a Notary Public, personally appeared **Audrey b. Trumble, Authorized Signer of KEYBANK NATIONAL ASSOCIATION** and **Chandra Bhattarai, 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 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 **Nealey Dorsey**
My Commission Expires : **4/14/2021**



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