

UNOFFICIAL



Skagit County Auditor
10/10/2017 Page

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\$91.00
2 10:05AM

RETURN TO:
C. R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake, TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **MATTHEW A GEPNER, A SINGLE MAN**, was the original Trustor, CHICAGO TITLE INSURANCE, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR COBALT MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 10/29/2014, and recorded on October 31, 2014, as File # 201410310076 of the Official Records of Skagit County, Washington, and WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR COBALT MORTGAGE, INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of CHICAGO TITLE INSURANCE, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, as Trustee under said Deed of Trust, and as Substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Washington, County of Skagit.

Date: 09/27/2017

NATIONWIDE TRUSTEE SERVICES, INC., a
Washington Corporation

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") AS DESIGNATED
NOMINEE FOR COBALT MORTGAGE, INC,
BENEFICIARY OF THE SECURITY INSTRUMENT,
ITS SUCCESSORS AND ASSIGNS

Connie M. Riggsby, Vice President

By:

Charles Robert Hall, Assistant Secretary



GEPNER ARH *17111192*

IMMEDIATE

State of Texas
County of Tarrant

On 09/27/2017 before me, a Notary Public, in and for said county and state, personally appeared Charles Robert Hall, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR COBALT MORTGAGE, INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



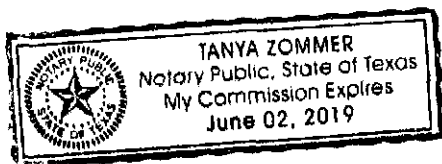
[Signature]

Notary Public, Tanya Zommer
My Commission Expires: 06/02/2019

State of Texas
County of Tarrant

On 09/27/2017, before me, a Notary Public, in and for said county and state, personally appeared Connie M. Riggsby, Vice President for NATIONWIDE TRUSTEE SERVICES, INC., a Washington Corporation, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]

Notary Public, Tanya Zommer
My Commission Expires: 06/02/2019