



201904080022

04/08/2019 08:59 AM Pages: 1 of 2 Fees: \$116.00
Skagit County Auditor

After Recording Return To:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 37370218
Ref Number: 0050461490

Tax ID: P67393
4/30/2019

Property Address:
4456 WILDWOOD LN
ANACORTES, WA 98221

WA00M-R-ST-CENLRP37370218 4/2/2019 LRP001C

Recording Requested By:
Cenlar FSB
Prepared By:
Tina K. Sandor-Provencher
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 1000312-0001138622-1 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 LSI TITLE AGENCY, INC..

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: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Made By: **BRIAN TILAND AND DANA L ANDRICH, HUSBAND AND WIFE**

Original Trustee: **LSI TITLE AGENCY, INC.**

Date of Deed of Trust: **3/26/2013**

Loan Amount: **\$643,000.00**

Recorded in **Skagit County, WA** on: **4/10/2013**, book **N/A**, page **N/A** and instrument number **201304100060**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY: PARCEL "A": ALL OF LOT 10 AND THAT PORTION OF LOT 9, "ASSESSOR'S PLAT OF HENRY W. MCFADDEN ESTATE", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 0 DEGREES 14' WEST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 359.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 44 DEGREES 02' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 5.73 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 9 THAT BEARS SOUTH 86 DEGREES 42' WEST 154.39 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 42' EAST A DISTANCE OF 154.39 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



0050461490

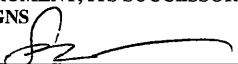
UNO


PARCEL "B": THAT PORTION OF GOVERNMENT LOT 8, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 01' 26" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, 40.003 FEET TO THE EAST LINE OF THE WEST 40.000 FEET OF SAID GOVERNMENT LOT 8; THENCE SOUTH 0 DEGREES 13' 45" WEST ALONG SAID EAST LINE 463.049 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 13' 45" WEST 209.913 FEET TO THE ORDINARY HIGH WATER LINE OF LAKE ERIE; THENCE NORTH 52 DEGREES 19' 28" EAST ALONG SAID ORDINARY HIGH WATER LINE OF LAKE ERIE 62.051 FEET; THENCE NORTH 15 DEGREES 40' 41" WEST 178.632 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "C": TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS DESCRIBED IN INSTRUMENT RECORDED JULY 18, 1980, UNDER AUDITOR'S FILE NO. 8007180051, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ASSESSOR'S PARCEL NO: 3952-000-010-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 4/2/2019

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR
WINTRUST MORTGAGE, A DIVISION OF
BARRINGTON BANK AND TRUST CO.,
N.A., BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS

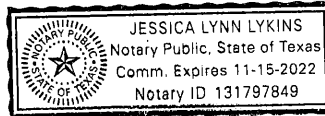
Nationwide Trustee Services, Inc., A Washington
Corporation

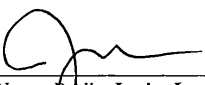
By: 
Shannon McKenzie, Vice President
State of TX, County of Dallas

By: 
Audrey B Trumble, Vice President

On 4/2/2019, before me, Jessica Lynn Lykins, a Notary Public, personally appeared Shannon McKenzie, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Audrey B Trumble, 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: Jessica Lynn Lykins
My Commission Expires : 11/15/2022

DOCUMENT