

**RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:**
UPF WASHINGTON INCORPORATED
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY, WA 99216

Ref. No. 685055-S(P)(E)

SUBSTITUTION OF TRUSTEE

MIN: 100045810001580437

MERS Phone: 1-888-679-6377

WHEREAS, Land Title & Escrow Co. of Skagit & Island County is the original Trustee; and the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS), as designated nominee for Umpqua Bank, beneficiary of the security instrument, its successors and assigns, under that certain Deed of Trust executed by ANDREW J VANDER VEEN and JULIANNE VANDER VEEN, husband and wife as joint tenants, as Trustor(s) on 9/29/2016 and was recorded in the office of the Skagit County Recorder, State of Washington on 9/30/2016 in Book N/A at Page N/A under Recording no. 201609300191, and covers the real property situate in Skagit County, Washington, as described therein.

WHEREAS, the undersigned nominee for the Beneficiary now desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee:

NOW THEREFORE, the undersigned nominee for the Beneficiary hereby substitutes and appoints UPF WASHINGTON, INCORPORATED, whose address is 12410 E. Mirabeau Parkway Suite 100, Spokane Valley, WA 99216, as Successor Trustee under said Deed of Trust.

Loan #: 8501296628

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. (MERS), AS DESIGNATED NOMINEE
FOR UMPQUA BANK, ITS SUCCESSORS AND
ASSIGNS**

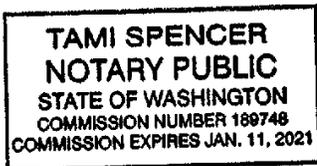
DATED 1/24/2020

BY: Michelle Steinmetzer
Michelle Steinmetzer, Vice President

STATE OF WASHINGTON, COUNTY OF SPOKANE

On 01/24/2020, before me, the undersigned Notary Public, personally appeared MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., by and through Michelle Steinmetzer, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument 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 instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Tami Spencer
NOTARY PUBLIC in and for the State of WASHINGTON
Printed Name: Tami Spencer
My commission expires: 1/11/2021