

Return Address:
Old Republic National Title
Insurance Company
2758 West 7800 South
West Jordan, UT 84088

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. SUBSTITUTION OF TRUSTEE
2. DEED OF RECONVEYANCE

Reference Number(s) of Documents assigned or released:

Original Recording Information: Book ____ Page ____ Pages or Instrument #201604190063
 Re-recorded: Instrument #201608300179

Additional reference #'s on page ____ of document

Grantor(s) (Last name, first name, initials)

1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED
 NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION,
 BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
2. FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION

Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
2. CUMMINS, RUSSELL

Additional names on page ____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 12, PLAT OF CEDARWOOD

Additional legal is on page ____ of document.

Assessor's Property Tax Parcel/Account Number

P100769

☐ Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED, RETURN TO:

OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
2758 WEST 7800 SOUTH
WEST JORDAN, UT 84088

LOU000554V

642 2000554

CUMMINS, RUSSELL

MERS PHONE: 1-888-679-6377

MIN: 100019964220005544

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, dated APRIL 14, 2016 made by RUSSELL CUMMINS, AS HIS SEPARATE ESTATE as Trustor, to FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORPORATION as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, which Deed of Trust was recorded in SKAGIT COUNTY, WASHINGTON, as Document No. 201604190063* on APRIL 19, 2016* hereby substitutes OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Trustee in lieu of the above named Trustee under said deed of Trust. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY hereby accepts said appointment as Trustee under said Deed of Trust and, as successor Trustee, in Accordance with the provisions of said Deed of Trust does hereby reconvey to the PERSON OR PERSONS LEGALLY ENTITLED THERETO, but without warranty, all the estate, title and interest now held by it under said Deed of Trust.

IN WITNESS WHEREOF said duly authorized officers have executed this instrument this FEB 19 2020 and Feb. 21, 2020.

*Deed of Trust Re-recorded as Document No. 201608300179 on March 30, 2016

Mortgage Electronic Registration Systems,
Inc. ("MERS"), as designated nominee for
Guild Mortgage Company, a California
Corporation, beneficiary of the security
instrument, its successors and assigns



Helen Soukthavone
Assistant Secretary

Old Republic National Title
Insurance Company



Connie Kallen
Assistant Vice President

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2758 WEST 7800 SOUTH
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CUMMINS, RUSSELL

BENEFICIARY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

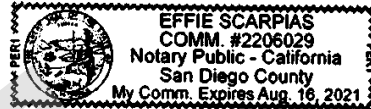
State of California)
County of San Diego)

On FEB 19 2020 before me, Effie Scarpias, Notary Public, personally appeared Helen Soukthavone, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Effie Scarpias



TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah)
County of Salt Lake)

On FEB 21, 2020 before me, Jessica Bartlett, Notary Public, personally appeared Connie Kallen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Jessica Bartlett

