

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 <u>must</u> 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 #201512210051	
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 COLUMBIA STATE BANK, A WASHINGTON CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS	
2. LAND TITLE AND ESCROW	
Additional names on page ___ of document.	
Grantee(s) (Last name first, then first name and initials)	
1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	
2. RONEY, JOHN A	
3. MOEN-RONEY, TINA RENEE	
Additional names on page ___ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
PTN GOV. LOT 3, & PTN NE ¼ SW ¼, 12-34-1 E.W.M.	
Additional legal is on page ___ of document.	
Assessor's Property Tax Parcel/Account Number	Assessor Tax # not yet assigned
340112-0-033-0006/340112-0-034-0005	
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

COR030600D DG/HS
749 1030600

RONEY, JOHN A **MERS PHONE: 1-888-679-6377** **MIN: 100208120150810046**

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Columbia State Bank, a Washington, beneficiary of the security instrument, its successors and assigns, dated **DECEMBER 16, 2015** made by **JOHN A RONEY AND TINA RENEE MOEN-RONEY HUSBAND AND WIFE** as Trustor, to LAND TITLE AND ESCROW as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), as designated nominee for Columbia State Bank, a Washington Corporation, beneficiary of the security instrument, its successors and assigns, which Deed of Trust was recorded in **SKAGIT COUNTY, WASHINGTON**, as **Document No. 201512210051 on DECEMBER 21, 2015** 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 APR 09 2020 and Apr 13, 2020.

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Columbia State Bank, a Washington Corporation, beneficiary of the security instrument, its successors and assigns

Old Republic National Title
Insurance Company



DJANILYN GRIFFIN
Assistant Secretary



Jessica Bartlett
Assistant Vice President

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2758 WEST 7800 SOUTH
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COR030600D
749 1030600
RONEY, JOHN A

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 APR 09 2020 before me, Effie Scarpias, Notary Public, personally appeared DJANILYN GRIFFIN, who 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 the entity upon behalf of which the person(s) 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 [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 4/13/2020 before me, Rana L. McMurtrey, Notary Public, personally appeared Jessica Bartlett, 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 [Signature] (Seal)
Rana L. McMurtrey

