

**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 #201704070073

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. HINSON, NICHOLAS
3. HINSON, WENDY

Additional names on page \_\_\_\_ of document.

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

LOT(S): 16-19 NAYLOR'S CENTRAL ADD TO CLEAR LAKE

Additional legal is on page \_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

4141 000 019 0001

☐ 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

LHA002314V DG/HS  
136 2002314

HINSON, NICHOLAS

MERS PHONE: 1-888-679-6377

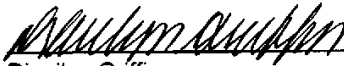
MIN: 100019913620023144

**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 1, 2017 made by NICHOLAS HINSON AND WENDY HINSON, HUSBAND AND WIFE 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. 201704070073 on APRIL 7, 2017 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 27 2020 and Apr 28, 2020.

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

  
Djanilyn Griffin  
Assistant Secretary

Old Republic National Title  
Insurance Company

  
Jessica Bartlett  
Assistant Vice President

WHEN RECORDED, RETURN TO:

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

LHA002314V  
136 2002314  
HINSON, NICHOLAS  
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 27 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  (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 4/28/2020 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  (Seal)  
Rana L. McMurtrey

