

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 #201610170219 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. DUFFY, SERENA 3. DUFFY, JAMES Additional names on page ___ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) LOT(S): 39 SKAGIT HIGHLANDS DIV. II Additional legal is on page ___ of document.	
Assessor's Property Tax Parcel/Account Number P124259/4887-000-039-0000	<input type="checkbox"/> 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

LFS008562V DG/FG
878 1008562

DUFFY, SERENA MERS PHONE: 1-888-679-6377 MIN: 100019987810085626

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

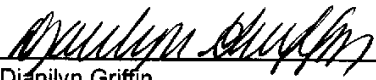
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, dated OCTOBER 15, 2016 made by SERENA DUFFY AND JAMES DUFFY, A MARRIED COUPLE as Trustor, to FIDELITY 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. 201610170219 on OCTOBER 17, 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.

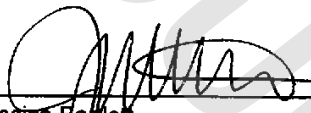
IN WITNESS WHEREOF said duly authorized officers have executed this instrument this

APR 30 2020 and May 5, 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

Old Republic National Title
Insurance Company


Djanilyn Griffin
Assistant Secretary


Jessica Bartlett
Assistant Vice President

WHEN RECORDED, RETURN TO:
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
2758 WEST 7800 SOUTH
WEST JORDAN, UT 84088

LFS008562V
878 1008562
DUFFY, SERENA
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 30 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 5/5/2020 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

