

202005180071
05/18/2020 08:51 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 38020151
Ref Number: 8501320774

Tax ID: P102153
6/13/2020

Property Address:

21334 Clara Pl

Sedro Woolley, WA 98284-8718

WAOM-R-ST38020151 5/11/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
RATANAPHONE VILAYLUETH
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810001821252

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Trustee Services, Inc., A Washington Corporation as Trustee under said Deed of Trust in place of CHICAGO TITLE COMPANY OF WASHINGTON.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By: JASON HELMER AND MONICA HELMER, A MARRIED COUPLE
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust: 3/25/2017
Loan Amount: \$275,000.00

Recorded in Skagit County, WA on: 4/3/2017, book N/A, page N/A and instrument number 201704030176

Property Legal Description:

LOT 21, PLAT OF ROLLING RIDGE ESTATES NO. 4, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT (S): 21 ROLLING RIDGE ESTATES NO. 4 APN #: P102153-4598-000-021-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 5/12/2020

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR UMPQUA
BANK, BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS**

**Nationwide Trustee Services, Inc., A Washington
Corporation**

By: 22
BRANDON PAYNE, Vice President

State of TX, County of Dallas

By: [Signature]
Naima Smair, Authorized Signor

On 5/12/2020, before me, **TINA KAYE SANDOR-PROVENCHER**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and **Naima Smair, Authorized Signor** of **Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me to be the person(s) whose name (s) is/are subscribed to the within document 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 document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]
Notary Public: **TINA KAYE SANDOR-PROVENCHER**
My Commission Expires : 3/30/2021

