



202006080006

06/08/2020 08:33 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: 38081948

Ref Number: 1428623225

Tax ID: 46100000070006

6/30/2020

Property Address:

3612 E BROADWAY ST
MOUNT VERNON, WA 982740000

WAQM-R-ST38081948 6/3/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

BRANDON PAYNE

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 1002050-1000111844-7

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 GOLF SAVINGS 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 GUARDIAN NORTHWEST TITLE.

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 GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Made By:

TOREY B. NELSON AND MELISSA J. NELSON, HUSBAND AND WIFE

Original Trustee:

GUARDIAN NORTHWEST TITLE

Date of Deed of Trust:

5/26/2009

Loan Amount:

\$252,000.00

Recorded in Skagit County, WA on: 5/27/2009, book N/A, page N/A and instrument number 200905270106

Property Legal Description:

LOT 7, "PLAT OF CANDLE RIDGE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON. TAX ACCOUNT NUMBER(S): 46100000070006(P104242)

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6/3/2020

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

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

By: 
**RATANAPHONE VILAYLUETH, Vice
President**

State of TX, County of Dallas

By: 
Jessica Lykins, Authorized Signor

On 6/3/2020, before me, **NAIMA SMAIR**, a Notary Public, personally appeared **RATANAPHONE VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Jessica Lykins, 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.


Notary Public: **NAIMA SMAIR**
My Commission Expires : **4/5/2024**

