



202006090025

08/09/2020 10:41 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: 38111513

Ref Number: 8501344578

Tax ID: 45920000020001

7/10/2020

Property Address:

19772 SKYRIDGE RD

MOUNT VERNON, WA 98274

WA0M-R-ST38111513 6/4/2020 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

RATANAPHONE VILAYLUETH

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002058953

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 GUARDIAN NORTHWEST TITLE & ESCROW.

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: **ROBERT S DEGROOT, SINGLE MAN**

Original Trustee: **GUARDIAN NORTHWEST TITLE & ESCROW**

Date of Deed of Trust: **10/5/2017**

Loan Amount: **\$160,226.00**

Recorded in Skagit County, WA on: 10/6/2017, book N/A, page N/A and instrument number **201710060071**

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT LOT 2, PLAT OF SKYRIDGE DIV. VII, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 2, SKYRIDGE # 7 PARCEL NO. : P102663, 4592-000-002-0001 APN#: P102663 APN #: 4592-000-002-0001 WHICH CURRENTLY HAS THE ADDRESS OF 19772 SKYRIDGE RD, MOUNT VERNON, WASHINGTON 98274

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6/4/2020

**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]
Jessica Delpit, Authorized Signor

On 6/4/2020, before me, **AZURE GARZA**, 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 **Jessica Delpit, 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: **AZURE GARZA**
My Commission Expires : 3/6/2024

