

202006090032
06/09/2020 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: 38072266
Ref Number: 8501379535

Tax ID: 35040600250000
6/26/2020

Property Address:
6524 BOW HILL FRONTAGE RD
BOW, WA 98232

WA0M-R-ST38072266 6/3/2020 LRP001

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

MIN #: 1000458-1000240737-4 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: CARMEN J ANDREW AND SONNY ANDREW, WIFE AND HUSBAND
Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW
Date of Deed of Trust: 8/14/2018
Loan Amount: \$392,000.00

Recorded in Skagit County, WA on: 8/14/2018, book N/A, page N/A and instrument number 201808140095

Property Legal Description:

THE LAND REFERRED TO IN THIS REPORT / POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHWEST 1 / 4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88 DEGREES 59'05" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 474.28 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BOW HILL LAND COMPANY, AS RECORDED UNDER REAL ESTATE CONTRACT FILED UNDER AUDITOR'S FILE NO. 744304, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 3 DEGREES 45'00" EAST ALONG THE WEST LINE OF SAID BOW HILL LAND COMPANY TRACT, 546.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 3 DEGREES 45'00" EAST, 400 FEET; THENCE NORTH 88 DEGREES 10'45" EAST, 350 FEET; THENCE NORTH 3 DEGREES 45'00" WEST TO AN INTERSECTION WITH A LINE BEARING NORTH 88 DEGREES 59' 05" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59' 05" WEST TO THE TRUE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE ROAD EASEMENT AS ESTABLISHED BY CONTRACT RECORDED AS AUDITOR'S FILE NO. 785946 AND WARRANTY FULFILLMENT DEED RECORDED AS AUDITOR'S FILE NO. 8512040006 BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE : BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH POINT BEARS NORTH 88 DEGREES 59'05" EAST, 1395.40 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 12 DEGREES 40' EAST ALONG THE CENTERLINE OF AN EXISTING STATE HIGHWAY FRONTAGE ROAD, 62.00 FEET TO THE TRUE POINT OF

BEGINNING OF THIS EASEMENT; THENCE SOUTH 77 DEGREES 20' WEST, 80.00 FEET; THENCE NORTH 88 DEGREES 48' WEST, 668.00 FEET; THENCE SOUTH 66 DEGREES 00'15" WEST, 181.35 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL TO AND 15 FEET EAST OF THE WEST LINE OF THAT TRACT CONVEYED TO BOW HILL LAND COMPANY, BY REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 744304; THENCE SOUTH 3 DEGREES 45'00" EAST ALONG SAID LINE, 430 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT, SAID POINT BEING THE TERMINUS OF SAID LINE.

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: 
RATANAPHONE VILAYLUETH, Vice President
State of TX, County of Dallas

By: 
Audrey B Trumble, Authorized Signor

On **6/4/2020**, before me, **AZURE GARZA**, a Notary Public, personally appeared **RATANAPHONE VILAYLUETH, 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 **Audrey B Trumble, 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: **AZURE GARZA**
My Commission Expires : **3/6/2024**

