



**202006150107**

06/15/2020 09:59 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: **38180049**

Ref Number: **8501367544**

Tax ID: **36022630300100**

**8/3/2020**

Property Address:

**4919 G LOOP RD**

**BOW, WA 98232**

WA0M-R-ST38180049 6/11/2020 LRP001

Recording Requested By:

**UMPQUA BANK**

Prepared By:

**RATANAPHONE VILAYLUETH**

**Assistant Secretary**

**855-369-2410**

**3001 Hackberry Rd**

**Irving, TX 75063**

MIN #: 100045810002287859

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:

**ROSE A MOON, A SINGLE WOMAN**

Original Trustee:

**CHICAGO TITLE COMPANY OF WASHINGTON**

Date of Deed of Trust:

**4/23/2018**

Loan Amount:

**\$405,000.00**

Recorded in **Skagit County, WA** on: **5/1/2018**, book **N/A**, page **N/A** and instrument number **201805010072**


Property Legal Description:


**LOT 2, SHORT PLAT NO. PLO5-0132, APPROVED SEPTEMBER 29, 2005, AND SEPTEMBER 22, 2005, RECORDED SEPTEMBER 30, 2005, UNDER AUDITOR'S FILE NO. 200509300028, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON; LOT (S): 2 SKAGIT COUNTY SHORT PLAT PL05-0132 APN #: P123406/360226-3-030-0100**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/11/2020**

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

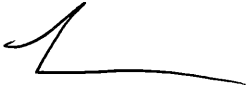
**Nationwide Trustee Services, Inc., A Washington  
Corporation**

By:   
**AZURE GARZA, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Jessica Lykins, Authorized Signor**

On **6/11/2020**, before me, **LEWIS WILSON, III**, a Notary Public, personally appeared **AZURE GARZA, 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 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: **LEWIS WILSON, III**  
My Commission Expires : **3/6/2024**

