



202006220007

06/22/2020 08:32 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: 38163909  
Ref Number: 8501271276

Tax ID: 36042030010700  
7/28/2020

Property Address:  
3603 FRIDAY CREEK ROAD  
BURLINGTON, WA 98233  
WA0M-R-ST38163909 6/15/2020 LRP001

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

MIN #: 100045810001327821 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: CHARLES WREN AND LINDA WREN,, HUSBAND AND WIFE.  
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON.  
Date of Deed of Trust: 4/28/2016  
Loan Amount: \$340,000.00

Recorded in Skagit County, WA on: 5/6/2016, book N/A, page N/A and instrument number 201605060087

Property Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT LOT 3, SHORT PLAT NO. PL 06-0360, APPROVED NOVEMBER 22, 2002, RECORDED NOVEMBER 22, 2006, UNDER AUDITOR'S FILE NO. 200611220113 AND BEING A PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT(S): 3 SHORT PLAT PL06-036 TAX ACCOUNT NO.: P125250 AND 360420-3-001-0700 APN #: 360420300107100

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6/15/2020

**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 VILAYLEUTH, Vice  
President**

By:   
**Tina Kaye Sandor-Provencher, Authorized Signor**

State of TX, County of Dallas

On 6/15/2020, before me, LEWIS WILSON, III, a Notary Public, personally appeared RATANAPHONE VILAYLEUTH, 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 Tina Kaye Sandor-Provencher, 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

