



**202007060168**

07/06/2020 10:34 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: 38219249

Ref Number: 8501380013

Tax ID: 36023620030502

8/21/2020

Property Address:

**5195 RONEY ROAD**

**BOW, WA 98232**

WA0M-R-ST38219249 6/29/2020 LRP001

Recording Requested By:

**UMPQUA BANK**

Prepared By:

**RATANAPHONE VILAYLEUTH**

Assistant Secretary

855-369-2410

3001 Hackberry Rd

Irving, TX 75063

MIN #: 100045810002412143

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 **LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY**.

**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: **RICHARD JOSEPH CHAVEZ AND TAMARA LYNN CHAVEZ, HUSBAND AND WIFE**

Original Trustee: **LAND TITLE & ESCROW OF SKAGIT & ISLAND COUNTY**

Date of Deed of Trust: **8/20/2018**

Loan Amount: **\$385,000.00**

Recorded in **Skagit County, WA** on: **8/30/2018**, book **N/A**, page **N/A** and instrument number **201808300077**

Property Legal Description:

**LOT 1, SHORT PLAT NO. 91-029, APPROVED JUNE 13, 1991, RECORDED JUNE 17, 1991 IN BOOK 9 OF SHORT PLATS, PAGE 377, UNDER AUDITOR'S FILE NO. 9106170082 AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 1, SP 91-029, AF #9106170082; BEING A PTN NW1/4 NW1/4, 36-36-2 E W.M. APN #: 360236-2-003-0502**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **6/29/2020**

**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 Lykins, Authorized Signor**

On **6/29/2020**, before me, **JESSICA DELPIT**, 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 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.

[Signature]  
Notary Public: **JESSICA DELPIT**  
My Commission Expires : **11/15/2022**

