



202007060171

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: 38209256

Ref Number: 8501203484

Tax ID: 46370000050004

8/17/2020

Property Address:

203 S 28TH ST

MOUNT VERNON, WA 98274

WA0M-R-ST38209256 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 #: 100045810000645355

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:

KEN M LARSON, SINGLE MAN AS HIS SEPARATE ESTATE

Original Trustee:

GUARDIAN NORTHWEST TITLE & ESCROW

Date of Deed of Trust:

8/25/2014

Loan Amount:

\$185,940.00

Recorded in **Skagit County, WA** on: **8/29/2014**, book **N/A**, page **N/A** and instrument number **201408290155**

Property Legal Description:

LOT 5, "PLAT OF EASTMONT, " AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 199 THROUGH 201, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 5, EASTMONT APN NUMBER: 4637-000-005-0004 (P106548)

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.

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

