



202007090045

07/09/2020 09:54 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: 38235380
Ref Number: 8501270457

Tax ID: 38800000110006
8/25/2020

Property Address:
2332 CROSBY DRIVE
MOUNT VERNON, WA 98274
WA0M-R-ST38235380 7/1/2020 LRP001

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

MIN #: 100045810001319653 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 COMPANY OF SKAGIT 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: JEROME CICIORA, A MAARIED MAN AS HIS SEPARATE ESTATE
Original Trustee: LAND TITLE COMPANY OF SKAGIT COUNTY
Date of Deed of Trust: 3/23/2016
Loan Amount: \$415,000.00

Recorded in Skagit County, WA on: 3/23/2016, book N/A, page N/A and instrument number 201603250095

Property Legal Description:
TOGETHER WITH ALL THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY, AND ALL EASEMENTS, APPURTENANCES, AND FIXTURES NOW OR HEREAFTER A PART OF THE PROPERTY. ALL REPLACEMENTS AND ADDITIONS SHALL ALSO BE COVERED BY THIS SECURITY INSTRUMENT. ALL OF THE FOREGOING IS REFERRED TO IN THIS SECURITY INSTRUMENT AS THE "PROPERTY." LENDER, AS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT, DESIGNATES MERS AS THE NOMINEE FOR LENDER. ANY NOTICE REQUIRED BY APPLICABLE LAW OR THIS SECURITY INSTRUMENT TO BE SERVED ON LENDER MUST BE SERVED ON MERS AS THE DESIGNATED NOMINEE FOR LENDER. BORROWER UNDERSTANDS AND AGREES THAT MERS, AS THE DESIGNATED NOMINEE FOR LENDER, HAS THE RIGHT TO EXERCISE ANY OR ALL INTERESTS GRANTED BY BORROWER TO LENDER, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO FORECLOSE AND SELL THE PROPERTY; AND TO TAKE ANY ACTION REQUIRED OF LENDER INCLUDING, BUT NOT LIMITED TO, ASSIGNING AND RELEASING THIS SECURITY INSTRUMENT, AND SUBSTITUTING A SUCCESSOR TRUSTEE.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 7/2/2020

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: *BP*
BRANDON PAYNE, Vice President
State of TX, County of Dallas

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

On 7/2/2020, before me, **RATANAPHONE VILAYLEUTH**, 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 **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.

(Handwritten signature of Notary Public)

Notary Public: **RATANAPHONE VILAYLEUTH**
My Commission Expires : 3/6/2024

